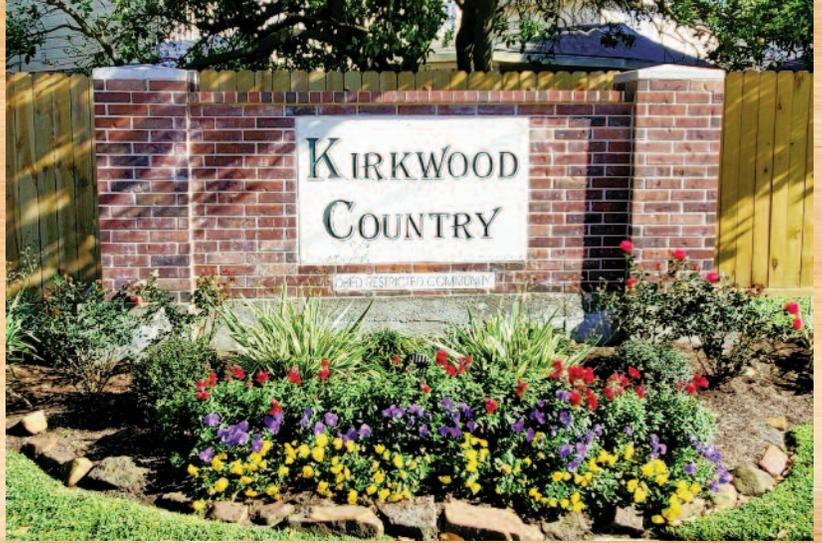


KIRKWOOD COUNTRY



THE KIRKWOOD COUNTRY

YOUR
COMMUNITY
NEWSLETTER
FALL 2021

BRIEF

2021 ANNUAL MEETING POSTPONEMENT

In light of concerns with COVID-19 in the United States and globally, the U.S. Centers for Disease Control and Prevention (“CDC”) and other public health officials have recommended against large, in-person gatherings until the appropriate authorities deem it safe for people to meet in large groups again.

It is not recommended to hold annual meetings via electronic or telephonic means, due to statutory requirements that specifically apply to HOA’s. Under recommendations received by the association’s attorney, the Kirkwood Country Homeowners Association Board of Directors has decided to postpone the annual meeting at this time. Kirkwood Country Homeowners Association has reached out to multiple schools to host the Annual Meeting however they too are not allowing groups or outside entities to gather on their premises.

PLEASE REMEMBER TO GET ACC APPROVAL PRIOR TO MAKING EXTERIOR CHANGES TO YOUR HOME

The Architectural Control Committee (ACC) was created to enhance property values by requiring conformity to certain standards of construction, visual appeal, uniformity, and design. Having a consistent appearance, especially one that is aesthetically pleasing, is one of the best ways to maintain and protect the community’s property values. Buying a home is a major investment so you want to protect its value as much as possible. By abiding by the community’s architectural standards and following the correct procedure for home modifications, you are contributing to your community’s success. As a small reminder, only two colors are allowed to be displayed on the home, a base color and a trim color.

While we love to see neighbors taking care of their homes, we must make sure that you still submit ACC forms and plans to the Board prior to any exterior modifications. Mrs. Brittany Austin from API is the person in charge of handling the ACC requests. She can be reached at bwigly@mascap.com or 713-776-1771 for questions. The ACC Form can be downloaded from the “Documents” tab at Kirkwood Country’s webpage - www.kirkwoodcountry.com.

YARD OF THE MONTH WINNERS!

We'd like to congratulate the following homes for winning this year's Yard of the Month contest:

June 2021:

8819 Ketchwood Drive & 11623 Evesborough Drive

July 2021:

8907 Belle Glen Drive & 11623 Bexley Drive

WAY TO GO!

Join us next year in the months of June 2022 through August 2022 for your chance to win \$50 from Home Depot!

CHRISTMAS DECORATING CONTEST

The Board of Directors will be hosting another Christmas Decorating Contest! The Board will choose SIX homes that show over and beyond decorating for the Christmas season. Make sure to play along for a chance to win some great gift cards!

SIGN-UP FOR EMAIL NOTIFICATIONS

The Board has implemented an E-mail Blast feature for residents in order to distribute important community information via email. If you are interested in receiving E-mail Blasts, please visit the community's website at: www.kirkwoodcountry.com and click on the link at the top of the page.

2022 Annual Assessments Incoming!

BE AWARE OF THE NEW AMOUNT IN HOA DUES! PAY EARLY AND ON-TIME AND GET A DISCOUNT!

To receive the **\$45.00 discount**, you must comply with the following: **NO EXCEPTIONS WILL BE GRANTED!**

- 1. Payment of the entire Discounted Assessment Amount (\$475.00) must be RECEIVED by MASC Austin Properties, Inc. by January 31, 2022. An envelope post marked January 31, 2022 does not constitute receipt of payment.**
2. Payment plans are available - Three installments may be made: 1) \$150.00 November of 2021, 2) \$150.00 December of 2021, and 3) \$175.00 January of 2022. A total of \$475.00 must be paid in full and received on or before January 31, 2022. **If your payment plan runs over the January 31st deadline, you must pay the full \$520.00.**
- 3. Any account which reflects an outstanding balance prior to 2022 that is not paid in full by January 31, 2022 will not be eligible to receive the discount.**
4. Please write your Account ID number on the lower left corner of your check. Your Account ID number is shown on the enclosed invoice.
5. Please make your check payable to Kirkwood Country HOA, Inc., and mail it in care of MASC Austin Properties, Inc., P.O. Box 398 Richmond, Texas 77406-0006.
6. Please log onto your TownSq account for your account information and online payment options. To register your account, please log onto www.kirkwoodcountry.sites.townsq.io

The 2022 annual assessment is due on January 1, 2022, and is late on February 1, 2022. All past due accounts will be assessed interest in the amount of 10% per annum and a \$15.00 per month collection fee until paid in full. A certified demand letter, with a minimum \$35.00 collection fee being assessed to the account, will be sent after February 15th. All past due accounts will be turned over to the Association's attorney for collection after March 15th. The collection process will be pursued to the full extent of the law, including foreclosure if necessary. Should you have additional hardships you would like the board to consider, please contact MASC Austin Properties, Inc. as soon as possible. Communication can go a long way and help avoid additional fees added to your account.

PLEASE DON'T PARK IN FRONT OF MAILBOXES OR FIRE HYDRANTS



PLEASE NOTE: PER TEXAS LAW, YOU MUST PARK AT LEAST 15 FEET AWAY FROM A FIRE HYDRANT. ALSO, PARKING IN FRONT OF MAILBOXES MAKES IT DIFFICULT FOR RESIDENTS TO CHECK THEIR MAIL. PLEASE REFRAIN FROM PARKING ON THE GRASS AND IN FRONT OF THE MAILBOXES. THANK YOU!

VOLUNTEERS NEEDED!

A community is only as strong as the people who participate in it. Our community is constantly looking for dedicated and talented homeowners for committees and to help organize events. Why volunteer?

1. To protect your property values and maintain the quality of life you expect in your community.
2. To give back to your community and neighbors.
3. To be sociable, meet your neighbors, and make friends.
5. To have fun accomplishing things around your community together with your neighbors.
6. To express yourself and be creative while offering your opinion on solutions to your community's day to day needs.

If you would like to volunteer, please contact Chris Nochez with MASC Austin Properties, Inc. at 713-776-1771.

IN THE KNOW: TRASH SCHEDULE



City of Houston Garbage Pickup: Every Monday.

Recycling: Every other Monday.

Tree Waste Pickup: 1st Monday of January, March, May, July, September and November.

Junk Waste: 1st Monday of February, April, June, August, October and December.

IN THE KNOW: HOLIDAY SAFETY TIPS

With the euphoria created around the holidays, it is always important to remember that not everyone shares the holiday spirit. Cars loaded with gifts and left in parking lots can become easy targets for thieves, so remember to lock your vehicle, even when you expect to be in and out of a store quickly. Keep packages in your trunk and out of sight. Park your car in a well-lit, heavily traveled area, and never leave the keys in your vehicle. If you choose to valet park be sure the contents of your vehicle are secure and not assessable.



Holiday Fire Safety

There are specific things you can do at around the holidays to keep you and your family safe from fire. Keep Christmas trees away from curtains, decorations, and other flammable furnishings. Artificial or live, lighted candles don't belong on your Christmas tree.

Turn off tree lights when you leave the house or when going to bed and only use Christmas tree lights that have the "UL" tag attached to it. This means that the lights have been tested by the Underwriters Laboratories and are safe. However, before you put the lights on the tree, (new or old), check them for broken or cracked sockets, broken or exposed wire and/or any loose connections. If any one of the problems is present, throw the light set away. Damaged lights can shock a person or start a fire.

If you have to use an extension cord, use no more than 3 sets of lights attached to it. Also be sure there are no exposed wires on the floor where someone may trip over them. When decorating the tree, it is a good idea not to decorate the lower limbs with breakable ornaments if small children or pets are in the house. They could be knocked off, break and serious cuts may result. For fire safety sake, do NOT decorate trees with cotton, paper or other materials that burn readily.

How safe is your home from fire? Use the Home Hazard Checklist and grade yourself and your family, which can be found at: https://www.usfa.fema.gov/downloads/fief/up_in_smoke_home_checklist.pdf.

KIRKWOOD COUNTRY

C/O MASC Austin Properties, Inc.

945 Eldridge Road

Sugar Land, TX 77478

Phone: (713) 776-1771

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FALL ENERGY SAVING TIPS

Fall is an ideal time to make repairs that will make your home more energy efficient, both saving you money and keeping you warmer. Even if you can't afford major repairs, such as a new furnace or new windows, there are small things you can do to save big bucks on heating costs.

Caulk around windows. Warm air can escape and cold air can enter your house if the area around your windows has cracks. Caulking needs to be replaced periodically, and you should check every fall for holes that need to be patched, as well as holes anywhere outside your house.

Replace weather stripping around doors. If you can see light around the edges of your doors, you need new weather stripping.

Improve your insulation. Insulation deteriorates over time, so you may want to add more material in your attic.

Clockwise Ceiling Fans. Have your ceiling fans move in a clockwise direction so they push hot air along the ceiling towards the floor. If they're going counterclockwise, they won't be as effective.

KEEP STORM DRAINS CLEAN

To lessen the possibility of street flooding, we ask residents to please keep storm drains clean and free from yard debris and trash. Please do not put any items down the drains. They are meant to drain water out of the streets only.



THIS



NOT THIS



HELPFUL PHONE NUMBERS

EMERGENCY	911
Houston Police Dept.	713-884-3131
City of Houston 3-1-1	311
Harris County Animal Shelter	281-999-3191
Poison Control Hotline	800-222-1222
Reliant Energy (Electric)	713-207-7777
CenterPoint Energy (Gas)	281-342-6665
Comcast/Xfinity	800-934-6489
Call Before You Dig	811
AT&T Fiber	281-768-7860