

KIRKWOOD
COUNTRY



THE KIRKWOOD COUNTRY

YOUR
COMMUNITY
NEWSLETTER

FALL/WINTER 2018

BRIEF

Board Update:

ANNUAL MEETING TO BE HELD OCTOBER 10, 2018. RAFFLE PRIZES TO BE GIVEN AWAY TO HOMEOWNERS IN ATTENDANCE!

Dear Kirkwood Homeowner,

The Board approved the annual meeting to be held at Cummins Elementary School, located at 10455 S Kirkwood Rd, Houston, TX 77099, on **October 10, 2018 at 7:00PM**. The Board will have a raffle for eligible homeowners that attend the annual meeting. Requirements of the homeowners to be allowed to participate in the raffle are:

1. Be current on your HOA dues.
2. Be in attendance at the annual meeting.
3. Be the homeowner to the home they are representing for Kirkwood Country.

Prizes will vary from small electronics to a large screen TV!

There are two Board of Directors positions that will be up for election for 2 year terms. If owners are interested in running for one of these positions, please submit your request, in writing, providing your name, address, telephone number and email address by one of the following means:

Email: saustin@mascapi.com

Fax: MASC Austin Properties, Inc., 713-776-1777

Mail: Kirkwood Country Homeowners Association, Inc., at MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, TX 77478.

Come to the meeting and participate in the community. You might win something! We hope to see everyone there!

AVOID GAS PUMP SCAMS

Skimmers are illegal card readers attached to payment terminals — like gas pumps — that grab data off a credit or debit card's magnetic stripe without your knowledge. Criminals sell the stolen data or use it to buy things online. You won't know your information has been stolen until you get your statement or an overdraft notice. Skimmers are nothing new, but technology has made them smaller and harder to find. There are two types of skimmers — internal and external. For external skimmers, take a good look at the card reader. Does it look different than other readers at the station?

External skimmers are installed over an existing keypad or card reader. There are some tell-tale signs that an external skimmer has been installed:

- Check to see if the keypad is raised by running your fingernail along the edge. A skimmer is also likely to be loosely installed and will wiggle.
- Also look at the weathering of the keypad. Most fuel dispensers get weathered because of the elements and a new keypad on a weathered dispenser should be a warning sign.

- Check the top right front of the machine for tiny keyhole cameras that are recording your debit pin numbers as you enter them onto the keypad.

Internal skimmer devices are installed by opening the dispenser door and inserting a skimmer. Look to see if the dispenser door appears to have been forced open. In some cases, the door does not align properly or has unusual scraping or wear around the edges.

If you suspect the machine has been tampered with, alert the attendant, and if one is not available, call the police. Be safe and be on the lookout for this scam!

ANNUAL ASSESSMENTS COMING

NO INCREASE IN DUES!

It is time to start planning for the 2019 Assessments. **No increase in dues! Early pay discount! Residents will receive a \$50 discount if paid before January 31, 2019.**

Below are the assessment specifics:

- Payment must be received by MASC Austin Properties, Inc. by January 31, 2019. A postmarked envelope of January 31, 2019, does not constitute a payment. Payments must be received in their office by this date. **There will be no exceptions and interest will not be waived.**

- There are payment plans available in three (3) installments for the months of November and December 2018 and January 2019. Checks should be made payable to Kirkwood Country HOA and mailed to MASC Austin Properties, Inc., at 945 Eldridge Road, Sugar Land, TX 77478. Please be sure to indicate your account number on your payment. It is located under your name and address on your statement.



- Any payment not received in the office of MASC Austin Properties, Inc., by January 31, 2019, will not be eligible for the discount. Effective February 1, 2019, the full amount will be due along with interest of 10% per annum, until paid in full.

- A reminder letter will be mailed after February 15, 2019, to all homeowners with a past due balance. After March 15, 2019, homeowners will receive a certified demand letter and their account will assess a \$10.00 administration fee as a result of their delinquency. After April 15, 2018, all delinquent accounts will be turned over to the Association's attorney for collection. This will result in additional fees until the account is paid in full. Online payments: www.mas capi.com.

NEIGHBORHOOD WATCH

SAFETY FIRST: HELPFUL TIPS TO REMEMBER!

- **Close and lock your doors and windows. Don't leave garages and doors open to crime. Recheck that your garage doors are closed at night.**
- **Park inside your garage whenever possible; however, if you have to park outside, take your valuables (and anything that looks like it might be valuable) inside. Lock your vehicles. Take you garage door opener in with you.**
- **Turn on your lights. Motion-sensor lights can conserve energy and discourage crime.**
- **Make sure your house looks occupied. If you're away, stop mail and newspapers or have someone pick them up. Alert neighbors so they can keep a watchful eye on your house. Use lights and radios and set them on timers when away.**
- **Report suspicious activity to the police — call 9-1-1. Criminals usually have a lookout so if you see cars parked that should not be there, report them.**



Update On The Park

The park is anticipated to be open within the next 45-60 days. Please be mindful of the area and wait until all construction is done prior to visiting the park.

Please Pick Up After Pets

It doesn't take much to remember that we have pets in our community. In fact, if you don't watch your step, you're liable to step in one such reminder! Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter. When walking your dog in our community, remember that it should be leashed. Also, it is important to remember to immediately clean up after your pet. Take a baggie along with you to pick up your waste and have it disposed of properly. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in a neighborhood. Thank you for your cooperation!



HOLIDAY DECORATING CONTEST!

There will be 4 winners for the Christmas Holiday Decorating Contest, each receiving a \$50 gift card to Home Depot. Two will be chosen from each side of Herald Square, two from the North side and two from the South Side. Winners will be based on creativity and overall originality. Holiday lights can be placed around Thanksgiving, November 22, and must be taken down within two weeks after New Year's Day. Good luck to everyone!



WEBSITE

Stay up-to-date with what's happening in our neighborhood at www.kirkwoodcountry.com.

CONSERVATION: WATER USE TIPS

Why Water Conservation is Essential for Sustainable Communities

Residents want their communities to be sustainable. However, to achieve sustainability and long-term viability, it's important that residents work together to implement successful water conservation practices. Water efficiency and conservation contributes to reduced subsidence, which aids efforts to reduce flooding, and helps improve the health for our aquifers and rivers, which will provide adequate sources of drinking water for future generations. Additionally, water efficiency results in less run off into lakes and rivers and less energy used in the provision and treatment of water, which increases the opportunity to create a sustainable environment now and for the future. Most people don't realize the complexity of the distribution of quality drinking water and the collection and treatment of sewage and may not be aware that water and wastewater facilities represent one of the largest electrical consumers within the community. Thus, each of us has a responsibility to use less water to ensure adequate water supplies for the future and to reduce overall energy consumption.

Do Your Part to Keep Our Water Clean

1. Use fewer and better pesticides and fertilizers to avoid chemical runoff to our waterways.
2. Water wisely. Watering too heavily or too often weakens your lawn and causes erosion and runoff pollution.
3. Using less toxic cleaning products can reduce pollutants in both the air and water, and help improve the air quality in your house.
4. Collect your food scraps, oil, and grease to avoid clogging sewer lines, which can cause overflows that pollute nearby creeks and streams.
5. Whenever you change your oil or other vehicle fluids at home, make sure you recycle them. NEVER pour used motor oil down storm drains which will carry the oil directly to Texas waterways.
6. Check your car, boat, motorcycle, and other equipment for leaks and spills. Make repairs as soon as possible. Clean up spilled fluids with an absorbent like kitty litter or sand.

Please do your part to conserve our valuable resource - water!

KIRKWOOD COUNTRY

C/O MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, TX 77478
Phone: (713) 776-1771

PRSR STD
US POSTAGE
PAID
HOUSTON, TX
PERMIT #8327

Want to advertise in this newsletter? Contact Prepared Publications at 281-652-5802 or via email at: info@preparedpublications.com for ad rates.



KDS SERVICES
HIGH PRESSURE WASHING

Free Estimates

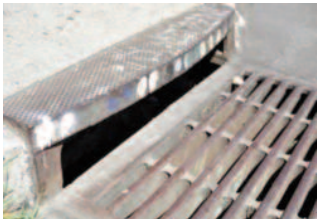
POWER WASHING

- Is Your Home **GREEN** with Algae?
- Is Your Driveway, Patio or Pool Deck **BLACK** with Mildew?
- Have You Gotten One of **THOSE** Letters from Your HOA?
- Have the Spider Pods and Mud Dobbers Taken Over **YOUR** Home?

281-277-4013

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
→



LOCAL COMMUNITY EVENTS!

Zumba in the Plaza

Sugar Land Town Center
Friday, October 12 @ 7:00 pm - 8:00 pm
Join in for a free community dance-fitness Zumba class in the Plaza, courtesy of Cida Fitness.

ART of Wining and Dining sponsored by Imperial Sugar

Sugar Land Town Center
Saturday, October 13 @ 4:00 pm - 7:00 pm
Local restaurants and artists will be on hand to support a great cause! Guests will stroll through the Plaza and sample dishes from participating Town Square restaurants and shop at local artisan booths while enjoying entertainment from Felix & Fingers, a dueling piano duo.

Movie Under The Moon

Sugar Land Town Center
Saturday, October 20 7:15 pm - 9:30 pm
Enjoy a free Movie Under the Moon. This month's movie is Despicable Me 3.