

KIRKWOOD
COUNTRY



THE KIRKWOOD COUNTRY

YOUR
COMMUNITY
NEWSLETTER
SPRING 2018

BRIEF

Board Update:

We hope you are just as excited as us to step forward into a new and revitalizing park area for the betterment of the community!

Dear Kirkwood Homeowner,

We are excited to announce that "Phase One" of the Park Rehabilitation will be scheduled very soon! Soon you will see lots of movement and construction crews working diligently to build the hardscapes of your new park. "Phase One" is essentially building the groundworks and foundation of the park area which includes; underground electrical wiring, irrigation for plantscapes, root barriers to help better protect sidewalks from tree roots, sizeable walking paths, and more! The Kirkwood Country Park will be up-to-date with new technology and utilizing LED lighting for a bright but soft atmosphere if you are using the park during dusk and twilight times. There will be a surprise for the walking path for you to use and have a more interactive and fun way to walk. This park will be centered around you, we wanted to make this park as exciting, upbeat, playful and as interactive as it can be! Your Little Ones will love this new park area and will get lost in their imagination as they'll play with *new equipment*, escape the "floor is lava", and chase each other around hills! *(Phase Two) There will also be ample space inside the walking path to play field games, be it soccer, football, Ultimate Frisbee, the possibilities are endless!

Now, I know you're wondering, "What about me? I'm the parent that'll be taking my small children here, I would like something to do as well!". As mentioned before, there are activities that you too can join in on the fun! The main walking path will be just as interactive as the playground equipment! There will also be installation of multiple benches and tables in strategic areas around the park area to take a breather or relax while still maintaining a full view of your children.

We hope you are just as excited as us to step forward into a new and revitalizing park area for the betterment of the community in multiple ways!

Kirkwood Country Board of Directors

SUMMER LAWN TIPS

It's best to only fertilize your lawn a couple of times a year, once in the spring and then again in midsummer with a food specially blended for lawns. You'll find these blends higher in nitrogen than other elements (the first number in a series of numbers on the fertilizer bag). Nitrogen is what stimulates vigorous growth and deep green color.

One reason to fertilize only a couple of times a year is because fertilizing more often can mean too much growth — you can work constantly trying to keep it mowed and watered. So, by reducing the amount of fertilizer, you can save yourself time and energy. Also, by allowing your grass to grow longer, just by an inch or so more in summer, you can probably reduce your watering a bit more. The taller blades of grass cut down on water evaporation from the soil.

Fertilizing can be confusing because there are so many different blends out there to choose from. For instance, there are some that actually have pre-emergent herbicide mixed with the fertilizer to keep weed seeds from germinating. Experts say, that if you are going to use pre-emergents, it's better not to use the blends because they're not as effective as applying pre-emergents separately from the fertilizer.

It's always best to fertilize your lawn after mowing and when the grass is dry. If the grass is wet, the fertilizer will stick to the blades and can burn the lawn.

To get even distribution for your lawn, consider setting the gauge at a low setting and go over the area several times, making sure that each pass of the spreader overlaps the last. This will give the lawn a nice even color without dark streaks from over-fertilized areas.

After you have fed it, just water it in. Here's to a great looking lawn this summer!

NEIGHBORHOOD NOTABLES:

Board meetings schedule

The community's Board meetings are always on the 3rd Monday of the month at 7PM and held at the MASC Austin Properties office, located at 945 Eldridge Road Sugar Land, TX 77478. All residents are encouraged to attend. If you have an item that you would like to have on the next meeting's agenda, please contact Chris Nochez with MASC Austin Properties at (713) 776-1771 or via email at: cnochez@mascap.com.

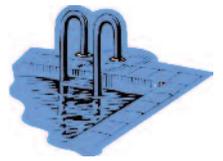


The Yard of the Month program is coming!

Get your house spruced up and your flowers planted! Our Yard of the Month program will be kicking-off again in June. The Board chooses 4 Yard of the Month winners for the months of June and July. The selection is based on cleanliness and overall complexity of flowers. Please note, you must be current on HOA dues to qualify.

The pool is now open. Pool tag registration on 6/6.

Ready to cool off from the heat? The community pool is now open. Remember, you need to have a pool tag to enter the pool. We will have one more pool tag registration date on Tuesday, June 6th from 5PM-7PM at MASC Austin Properties' office located at 945 Eldridge Rd. in Sugar Land. If you cannot obtain a pool tag on this date, please contact MASC Austin Properties to obtain a tag. Please see the 2018 pool schedule below.



Summer safety tips

Pick a sunscreen that has the words, "BROAD SPECTRUM" to block both types of UV rays. Look for a SPF of at least 15. SPF 30 or more is better. Apply sunscreen generously 15 minutes before outdoor activities, and reapply every 2 hours and after swimming.

2018 POOL SCHEDULE

COME COOL OFF IN THE COMMUNITY POOL!

June 1st- August 12th

Monday- Thursday	CLOSED
Friday – Sunday	4pm – 8pm
Exception- Wednesday, July 4th	12pm – 8pm

August 18th- August 26th

Monday- Friday	CLOSED
Saturday	4pm – 8pm
Sunday	4pm – 8pm

LABOR DAY HOLIDAY WEEKEND

Saturday, September 1st	4pm - 8pm
Sunday, September 2nd	4pm - 8pm
Monday, September 3rd Labor Day	12pm – 8pm



All Kirkwood Country residents and guests entering the pool must sign in One (1) guest per validated ADULT pool ID card allowed. Children 12 years and younger must be accompanied by an adult. **Guests cannot be a resident of Kirkwood Country HOA**

Call Before You Dig!

Building a deck? Planting a tree? 811 is the new number you should call before you begin any digging project.

A federally-mandated national "Call Before You Dig" number, 811 was created to help protect you from unintentionally hitting underground utility lines while working on digging projects. People digging often make risky assumptions about whether or not they should get their utility lines marked due to concerns about project delays, costs and previous calls about other projects. These assumptions can be life-threatening.

Make a call for every digging job – even small projects like planting trees or shrubs. If you hit an underground utility line while digging, you can harm yourself or those around you, disrupt service to an entire neighborhood and potentially be responsible for fines and repair costs.

A recent study revealed that nearly half of homeowners who plan to dig this year won't call 811, putting their safety and the safety of others at risk. According to data collected by CGA, when an individual makes a call to 811 before digging, damage occurs less than 1 percent of the time. So, before you dig, call 811.

SAVE THE DATE!

Kirkwood Country Annual Meeting

Our Annual meetings are held on the 2nd Tuesday of October. Cummings Elementary School, located at 10455 S Kirkwood Rd, Houston, TX 77099, hosts the annual meetings in their cafeteria. Meeting time is 7:00PM with a 6:30PM sign-in. We encourage all residents to attend and participate in your community's annual meeting.

WEBSITE

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



MAKING A GREAT COMMUNITY EVEN BETTER!

A hive of bees is a perfect example of a community working together in harmony and for the common good of all its members. After all, a bee living alone can barely survive, let alone prosper. But in a hive made up of hundreds of other bees, each taking responsibility for the various jobs necessary for the survival of the community, the lone bee not only survives, it contributes mightily to the success of the hive.

The secret of the bee's success in living together in a close-knit community is that each bee not only understands the interrelationships that exist between it and the rest of the members of its community, but is willing to accept some of the responsibility for the hive's prosperity by expanding their role in the community whenever necessary.

As homeowners, we too can choose to recognize the interrelationships that exist between ourselves and our neighbors and how those interrelationships have a direct impact on our quality of life. We can also choose to take some of the responsibility upon ourselves to contribute to improving those relationships and in the process improve our community.

In order for our community association to continue to protect, preserve and enhance our community assets and our property values, each member of our

community would acknowledge their role in our community and, at times, be willing to expand their role to take on some added responsibility.

For example: We all must abide by our governing documents, we agreed to do that when we closed escrow. By doing so, we contribute to our community and accept the role of a rule abiding member. Each year we conduct an Annual Meeting at which time we elect our Board of Directors. Although we don't have to participate in the election process, choosing to do so contributes to the success of our community. Our role as a rule abiding member expands to include that of a voting member. We also have the opportunity to attend our Board of Directors meetings in order to better understand the business decisions made by the Board. When we choose to attend those meetings, our role as a rule abiding, voting member now expands to include that of a participating member. And when we choose to serve on community committees or the Board of Directors, we accept another role and become a rule abiding, voting, participating and contributing member.

So, let's all work at recognizing what roles we can choose to accept in our community and, like the bee, work together at making our community the best place to live that it can be!

KIRKWOOD COUNTRY

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AROUND TOWN

Houston Greek Fest

May 17 - 20, 2018. Chapel Of St. Basil at 1100 Eldridge Parkway in Houston. OPA!

For over 20 years, the Houston Greek Fest has brought a touch of Greece straight to the bayou city! The Houston Greek Fest is a family friendly event.

More details at:

www.houstongreekfest.com

Pasadena Strawberry Festival

May 18 - 20, 2018. A barbecue cook-off, a beauty pageant, arts and crafts, live entertainment, teen battle of the bands and the world's largest strawberry shortcake are all part of the Pasadena Strawberry Festival. More details at: www.strawberryfest.org.

UPGRADES THAT PROVIDE BANG FOR THE BUCK

Ready to do make some upgrades to your house? You might be tempted to replace some of the outdated features of your home, but some renovations have a poor return on investment. Here are some upgrades to consider, that have a good ROI:

Added insulation. Each year, Remodeling Magazine conducts a cost-versus-value analysis to determine which of 29 home projects offers the best return on investment. It isn't a new kitchen or bathroom that tops the list. It's attic insulation.

It's an inexpensive project that can be done for less than \$1,500 and has an estimated return of 108 percent. Plus, it's a good investment regardless of whether you plan to sell. Anything that makes your house cheaper and lowers the cost of owning a home is a smart investment.

New garage door. When it comes to what it considers upscale renovations, Remodeling Magazine says replacing the garage door offers the best return on investment. Sellers can expect to recoup 85 percent of the cost of this project.

Better front door. Don't stop with the garage door. A new front door can also be a good investment. According to Remodeling Magazine, you'll recoup almost 91 percent of the cost on a steel entry door and nearly 78 percent on the price of a fiberglass one.



Improved landscaping. The National Association of Realtors and the National Association of Landscape Professionals conducted a survey in 2016 to determine which outside projects offer homeowners the best value. An overall landscape upgrade topped the list with an estimated 105 percent return on investment.

Bathroom improvements. The bathroom is another prime place for renovations. Sometimes just replacing the vanity, lighting and toilet is an inexpensive way to dramatically improve the look and feel of the room.

Here's to getting the most bang for your buck in your next home upgrades!