

KIRKWOOD COUNTRY



THE KIRKWOOD COUNTRY

YOUR
COMMUNITY
NEWSLETTER
SUMMER 2025

BRIEF

Board of Directors

Current Board of Directors

Magaly Villafuerte – Acting President
Carina Agustin – Treasurer
Violetta Adelsberger – Member at Large

The Board of Directors are seeking two new members to appoint to the vacant positions on the Board of Directors. If you are interested in joining the Board, please provide your name, address and phone number to Rachel Rivera at MASC Austin Properties, Inc. via email, rrivera@mascapi.com. The Board looks forward to meeting with you.

John Rankin

It is with heavy hearts that the Board of Directors would like to notify the community of Board President, John Rankin's passing. John was a big-hearted servant of the community, diligently ensuring that homeowner funds were spent properly, and never frivolously. He thoughtfully considered every request from the homeowners with care and understanding and always stayed true to his integrity. John will be sorely missed by the remaining Board members, and those homeowners who knew him.

The Board of Directors will be reviewing proposals for the installation of a bench with a plaque in John's honor, at the park area. The Board will keep the community updated on this project.

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.

Hurricane Prep Checklist

As hurricane season peaks (August–September), now's the perfect time to review your family's plan. We're fortunate to have a fantastic, trustworthy source in Space City Weather, which cuts through the noise and delivers clear, fact-based updates when storms threaten the Houston area. Sign up for their free email alerts or bookmark the site. Here's a locally-focused checklist to help residents prepare before a storm is on the radar:

Before a Storm Threatens

Prep your go-kit.

Include:

- Copies of IDs and insurance
- Medications and basic first aid
- Phone chargers (portable too!)
- Flashlights + batteries
- Bottled water (1 gal/person/day for 3 days)
- Nonperishable snacks/food
- Pet food & leashes
- Comfort items for kids or elderly family members

Gas up early. Don't wait until the lines are long — fill your tank when a storm might head our way.

Back up digital essentials. Photos, important documents, and contacts should be saved to the cloud or an external drive.

Trim trees & clear gutters. Reduce wind risks by trimming dead limbs and securing yard items (patio furniture, decorations, grills).

Around the House

Photograph your property. For insurance, take photos or video of your home and major belongings now.

Review insurance coverage. Flood insurance is separate and requires a 30-day waiting period — check your policy details.

Secure important papers. Store documents in a watertight bag or container.

Test your generator (if you have one). Ensure it's working safely and fueled properly.

Stay Informed

Trusted sources include:

Space City Weather — Calm, science-based updates

Ready Harris — County-wide emergency alerts

Help Your Neighbors

Check on elderly or vulnerable neighbors before and after a storm.

Share your plans if you'll evacuate — and stay connected.

Stay weather-aware and make small, steady preparations now, not all at once, and you'll be ready if a storm heads our way.

Pool Tags

You still have time to swim! Pool season will end after Labor Day weekend! If you are still in need of pool tags, you may visit TownSq to find the form to fill out for registration. To register, you must bring your completed form, proof of residency (utility bill in your name) and a copy of a Texas Drivers License or a copy of Birth Certificate for each member of the family to Kirkwood Country Homeowners Association (KCHOA) c/o MASC Austin Properties, Inc. KCHOA issued Photo Identification Cards are required to enter the pool area. New Photo Identification Cards are \$2.00 each. To qualify for a current Photo Identification Card, your property maintenance fees must be current, and any deed restriction violations must be cleared. Please call MASC Austin Properties, Inc. at (713) 776-1771 to make arrangements to pay your maintenance fees or to speak to someone about your deed restriction violations.

Pool Schedule

May 31st - August 10th

Monday	CLOSED
Tuesday- Sunday	12pm – 8pm

August 16th- August 31st

Monday- Friday	CLOSED
Saturday	12pm – 8pm
Sunday	12pm – 8pm

LABOR DAY HOLIDAY WEEKEND

Saturday, August 30th	12pm - 8pm
Sunday, August 31st	12pm - 8pm
Monday, September 1st Labor Day	12pm - 8pm

STRAY ANIMALS - WHAT TO DO

If you find a stray animal, you can call your local animal shelter / animal control for more information about bringing the animal into their care or possible pickup. Please verify with the shelter that they serve your home address.

If you're unable to safely restrain the animal and are requesting assistance from animal control, leave your phone number with the dispatcher, and try to get an estimate of how long it may take someone to respond. If possible, stay on the scene to keep an eye on the dog or cat until help arrives. Make sure you report to authorities precisely where the animal is by using road names, mile markers or landmarks.

If you are able to safely approach and contain a stray animal, you can look for a collar and tags to check if there is a phone number to call to reunite the animal with its family.

If there is not an identification tag, but there are vaccination tags, vets can usually use that tag to look up additional information on the owners. Most vet offices also have scanners to check for microchips, which can help reunite lost pets.

If you are keeping an animal safe while looking for an owner, take caution to keep the stray separate from your own pets as you do not know how they might react to your animals or their medical history.

If you decide to try to find the owner yourself, you should still contact your local animal shelters to let the appropriate agency know that you have the animal and to provide a description to them, in case the owner contacts them.

Once you have the pet safely at your home, take pictures and create a "found pet" flier to post around the area in which the animal was found. You can also post notices at veterinary hospitals and on websites such as petfinder.com or local neighborhood websites/apps.

BOARD MEETINGS SCHEDULE

Regular Board meetings are held on the 3rd Monday of each month at 6:30 p.m. located at the offices of MASC Austin Properties, Inc.



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 Rachel Rivera with MASC Austin

Properties at (713) 776-1771 or via email at: rrivera@mascap.com.

To receive notifications and reminders of the scheduled Board meetings, please make sure to register for TownSq!



If you are interested in receiving E-mail Blasts, please visit: www.kirkwoodcountry.com and click on the link at the top of the page.

HOW TO BE A GOOD NEIGHBOR - PARKING



We would like to encourage all residents to be considerate when parking your vehicles. Did you know that the Texas Transportation Code prohibits vehicles from being parked on sidewalks? Not only is it inconsiderate to pedestrians, but it is against the law to park on the sidewalk. The same is true for blocking or parking near a fire hydrant. Also, please do not block mailboxes as this makes postal delivery difficult or impossible for the postal worker and your neighbors, alike. Lastly, do not park on your lawn. Parking on the lawn is prohibited in Kirkwood Country, and it causes damage to your grass. Thank you for helping make Kirkwood Country a great place to live!

KIRKWOOD COUNTRY

C/O MASC Austin Properties, Inc.

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Sugar Land, TX 77478

Phone: (713) 776-1771

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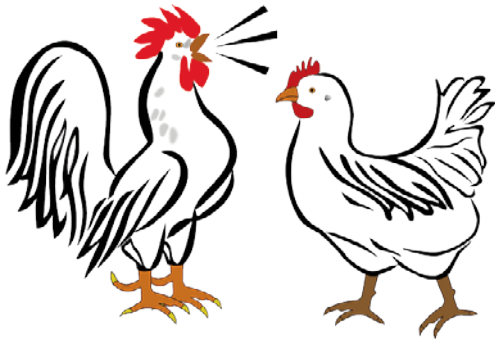
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Chickens in the Neighborhood

It is becoming increasingly popular to raise chickens in suburban and even in urban areas. Chickens offer a continuous source of fresh eggs and arguably help with pest control.

Conversely, chickens can be loud, messy, attract coyotes and arguably are best suited for rural or country life.

We have noticed the increase in housing chickens on homeowners' properties and want to remind residents that **livestock and poultry are not allowed in the subdivision**. If you currently have chickens or roosters on your property please make plans to rehouse them.



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