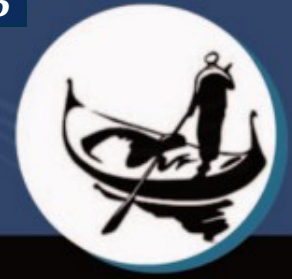




MAINSAIL

Winter 2025



VENETIAN ESTATES NEWS & EVENTS

President's Message

Well, 2025 is just about in the books. As always, the year went way too fast!! Happy Holidays everyone and a Safe & Healthy New Year!!! Our neighborhood social calendar was filled with many great events in 2025. A big Thank You goes out to the many volunteers that made our Venetian Estates social get-togethers a joy to attend. I hope to see you at some of the 2026 events, if you could not attend some of the planned events this year. They are a blast and a great way to meet your neighbors!! To our Board, I cannot say enough about the people who volunteer their time and energy to make Venetian Estates what it is today. We have one of the most sought after neighborhoods to live in, which is why you see so many new families moving to our piece of paradise. New construction is at its highest level ever and our Board has done a fantastic job in balancing all the demands that come with a neighborhood in transition. Thank you to the Board. Your dedication to our neighborhood, to our residents that call VE home is admirable. Our neighborhood would not be the community it is without your hard work & dedication!!

One of the challenges that I would like to take up in 2026 is a total revamp of our Deed Restrictions. This document is key to keeping your neighborhood, your street, your home, and your investment safe from unsightly situations that we have seen in VE in recent years. This project is way overdue and will need the approval of the majority of residents in VE to get done.

Our Deed Restrictions were established in the early days of Venetian Estates; they need to be updated to reflect current times and situations that we face as a Board. I know this is a touchy subject for a lot of you. That is why I am reaching out to anyone who would like to assist in this mission. I want to make sure this document is fair to all residents of Venetian Estates while assisting us in maintaining the beauty of our community. I do not want to create a document that is over-ridiculous for what its intended purpose is, but I do want to create one that is enforceable for an ugly situation that crops up next door to you, across the lake from you, or across the street. I want to create a policy that will not be overused or misinterpreted by our present Board as well as future Boards. So, please consider helping on this endeavor. We have a lot of talent here in Venetian Estates that can assist in creating a fair but enforceable policy. Just drop me a line if you would like to volunteer.

Best regards, Steve Trallie

Block Captains: Block captains are an integral part of VE. They plan National Night Out street parties and are responsible for setting out yard flags before certain events and special dates, among other things!

Bel Mar - Ralph Twiss and Christen Johnson

Genova - Toni McConnell

Lombardy - Tracey Richardson (103-318)

Piedmont - Angie Schultz & Susan Uselton

San Marino - James Wong

Savoy - Sandra Cornelius (103-315)

Sorrento - Tricia Rathwell

Capri - Karen Withrow

Gondola - Stacie Pierce

Lombardy - Susie Murray (403-542)

Salerno - Susan Marblestone

Santa Maria - Cindy McCoy

Savoy - Nadine Scott (403-507)

St. Marks - Alice Tannahill

Tuscany - Madge Jones

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Venetian Estates is managed by
MASC Austin Properties, Inc.

(713) 776-1771 phone

(713) 776-1777 fax

www.mascapi.com

Leticia Gomez, property manager

lgomez@mascapi.com

Lake Report

We are working to address some of the more manageable problems associated with our lake. As most of you are aware, our replenishment water comes from Lake Eldridge on the other side of our dam. For that reason, we will never have very clear water again as the suspended solids content is too high. Our best effort to address this is to minimize the amount of pumping which is a function of rainfall. With minimal rainfall this year, we are trying to dye it more to make it aesthetically more pleasing.

We are talking to contractors to address our sediment buildup on a localized basis. We will keep you posted on these developments. Specifically, we are going to focus on the north ends of the coves first. We are also doing some fish restocking, as our bass population appears to be undernourished.

As a reminder, our lake serves as the neighborhood storm drain. Unlike other neighborhoods, the curb drains do not go off to a water treatment facility somewhere. They run directly back into our lake. That is why it is important to minimize anything aside from water going into the storm drains. There was a pool contractor this week cleaning their plaster from the street by washing it into the storm drain. If you see any similar activity, please take steps to address it.



YOU'RE INVITED TO THE 2025
VENETIAN ESTATES
HOLIDAY PARTY
SUNDAY, DECEMBER 7 | 6-9 PM

AT THE HOME OF PAT & BRAD SOMERS, 834 BEL MAR



ADULTS ONLY - LITE BITES FROM BRANDANI'S
BRING A BOTTLE PER PERSON TO SHARE
NO RSVP NECESSARY - FESTIVE HOLIDAY ATTIRE

PICKLEBALL IS COMING!!!!

Yes, you heard that right. VE is getting its own Pickleball Court. It will be located in the wooded area on Savoy. The plans are currently in the process of approval with the City of Sugar Land, so we don't have a start date on the construction, but the anticipated completion date is around March 31, 2026, perfect for spring playing. There will be two courts, no lights, so it will be daytime use only. It is for use by residents only and we will be encouraged to walk or ride a bike because there will not be any off-street parking. A bicycle rack will be installed as well as a combination gate lock that will be changed periodically.



Register for TownSq



Sign up for TownSq, an all-in-one mobile app designed to help you connect, collaborate, and stay up-to-date with Venetian Estates any time, on any device. With TownSq, you will be able to check your account balance, make payments online, receive alerts from the HOA management team and much more!



Simply log onto <https://venetianestates.sites.townsq.io> from a desktop only, use your account ID* and the Association zip code (77478). Then, set your password and account preferences. Please contact MASC Austin Properties, Inc. if you have any questions on how to register. We are so excited to offer these services to your community.

**You can find your account number on the mailing label of this newsletter
(Only owners can register for this app)*

2025 Halloween Hayride

This year's Halloween Hayride was a huge success! We had a whopping 7 trailers full of trick-or-treaters! Many thanks to all our volunteers that made this possible. Special thanks to the Englemans, Pierces, Bass's and McGowens that helped us with trailers and hay! Could not do this without you!



2025 VE Wine & Cheese Fall Social

The Wine & Cheese Fall Social is always a great time! It's always fun to meet and get to know our neighbors. A huge thank you to Christine March for hosting and sharing her beautiful patio and backyard for this event!

2025 National Night Out Celebration Shines in VE

What an incredible evening our community shared during National Night Out! Many shared how much they enjoyed visiting with our local heroes; the Police Department, Fire Department, and other city teams who took the time to stop by and celebrate with us. Old friends reconnected, new friendships were formed, and it reminded everyone just how special our neighborhood truly is!

Ruth Jungman, Welcoming Committee
713-962-0114 - cell phone
114 Sorrento



Holiday Lighting Contest

Deck the Halls and Jingle All the Way to winning the Holiday Lighting Contest! Decorate your front and back yards and spread some festive cheer! We will have a front yard winner and a back yard winner!



NO PARKING SIGNS



In the last year, the use of the “No Parking” signs has increased significantly. We get requests on almost a weekly basis and many times from more than one neighbor. For this reason, we request that you return the signs within 24hrs of your event.

The signs are kept by the Usetlons at 806 Piedmont. We usually put your signs outside of our garage for you to pick up. This is where they can be returned. In some circumstances, we will deliver them to you and pick them up, especially if there is an immediate need at another household. Please know that in those cases when we are not available, we make arrangements for a neighbor to assist with retrieving the signs. Thank you for working with us on the use of the signs!

LVPO Annual Meeting

Please be advised the Lake Venice Property Owners Association, Inc. annual meeting will be held January 15, 2026 beginning at 7:00 p.m. The meeting will be held at the Sugar Land First United Methodist Church in the “Great Hall” (located in the Education Center), 431 Eldridge Road, Sugar Land, Texas 77478.



SPRINKLER HEADS!! Reminder to everyone that there are sprinkler heads on all the streets that don't have curbs! Please kindly park directly onto the pavement (**ALL FOUR TIRES**) and **NOT THE GRASS** to keep from damaging sprinkler heads. Please remind your visitors, construction crews, or other work crews to do the same!

Venetian Estates Property Owner's Association, Inc.
c/o MASC Austin Properties, Inc.
945 Eldridge Road
Sugar Land, TX 77478
<https://venetianestates.sites.townsq.io>

Reminder! When walking the neighborhood in the evenings, please use a flashlight or wear things that are reflective.