

2021  
FALL



NEWSLETTER



HOME. SWEET. HOME.

THE OFFICIAL VENETIAN  
ESTATES NEWSLETTER

# THE Venetian Estates MAINSAIL

ANNUAL  
MEETING IN  
JANUARY



*Please be advised the Lake Venice Property Owners Association, Inc. annual meeting will be held January 20, 2022, beginning at 7:00 pm (sign in to begin at 6:30). 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.*

*If you are interested in running for a position, please submit your request in writing providing your name, address, telephone number and email address before December 3, 2021 via one of the following means: email – [lgomez@mascapi.com](mailto:lgomez@mascapi.com), fax – 713-776-1777 or mail – Lake Venice Property Owners Association, Inc. c/o MASC Austin Properties, Inc., 945 Eldridge Road, Sugar Land, TX 77478.*

## A WORD FROM THE PRESIDENT

By Steve Tralie



Greetings everyone! I hope you all had a great summer and were able to enjoy well deserved vacation plans. We have some amazing social events coming up this fall/winter that I hope everyone will participate in. We have the Halloween Hayride with Hot Dog Stand on October 31st. A possible Sugar Creek Country Club Venetian Guest night in November, and to round out the year, the ever popular Christmas Party in December.

Make sure you join us, it is a great opportunity to meet both the new neighbors that have recently just moved in or just to say hello to the neighbors that you have not seen in a while. It is a great way to catch up on the recent activities in Venetian Estates, to generate some new ideas that will make our neighborhood even better than what it already is, or just to discuss current issues like how well your college football team is doing.

Great, well informed neighbors make awesome neighborhoods... and we live in an awesome neighborhood. Talking about awesome, I have to give a shout out to our neighbors that form our HOA Board. Their hard work and dedication makes our neighborhood what it is today, one of the most desirable neighborhoods in Sugar Land to call home. Communicate with us on any ideas that you may have or something that looks to be not right in our neighborhood; you can find a list of our HOA Board inside this newsletter. We all have a vested interest in keeping our neighborhood looking great.

### Don't Forget To Sign-Up For TownSq!

MASC Austin Properties, Inc. would like to remind everyone to make sure they have registered their address on TownSq — a new all-in-one mobile app designed to help you connect, collaborate, and stay up-to-date with your association — any time on any device. To register your account, log onto the following website [www.venetianestates.sites.townsq.io](http://www.venetianestates.sites.townsq.io), use your account ID and the association zip code (77478). Set your password and account preferences





# Your Venetian Estates Board:

Steve Tralie - PRESIDENT  
Jim Vonderhaar - VICE PRESIDENT  
Cindy Pack - SECRETARY  
Pat Krajca - TREASURER

## Trustees:

Bob Buck	Pat Lowrie
Bob Vacek	Ralph Twiss
Christen Johnson	Ruth Jungman
Don Wilson	Tarn Springob
Ed Beckham	Tom Tannahill
Haynie Stringer	Tom Tran
Pat Uselton	

The Board of Directors meet on the 1st Tuesday of each month at 6:30 p.m. at Sugar Land Methodist Church. Room- Wesley Hall (431 Eldridge Road, Sugar Land, TX 77478) unless otherwise noted.

## Neighborhood Committees:

There are eight neighborhood committees within Venetian, all made up of volunteers. If you're interested in serving on one, please contact a member of our Board or email our HOA.

## Stay in the Know!

- On Facebook? Join the 'Venetian Estates Closed Group' for community news.
- Need a resident vehicle sticker or neighborhood directory? Contact Ruth Jungman at 713-962-0114.
- If you're currently not on the neighborhood email list, contact Pat Lowrie at pblowrie@yahoo.com to be added.
- Visit VenetianEstates.org for information on our community, including a link to purchase Venetian branded items, including shirts, hats and more.

## YARD OF THE MONTH WINNERS!

Our 'Yard of the Month' program runs through September and will start back up again in April 2022. Thank you to all our neighbors who keep their properties looking beautiful!



Winner of the yard of the month for August 2021 was Bob and Sally Buck at 311 Savoy Street.



Winner of the yard of the month for September 2021 was Ricky and Linda Williams at 542 Lombardy.

## Christmas Light Contest



Each year, our community shines with many homes adorned with lights and decorations. And this year seems particularly good to get into the holiday spirit! During the week of December 12, homes will be judged for the top three most festive decorations - two front yards (entire community) and one back yard (Lake Venice) homeowner. Winners will receive a \$100 gift card to Home Depot.

## Lake Study

The newest activity taking place in our lake is the upcoming bathymetry lake study. This study will use GPS and hydro-acoustic depth sounding equipment to map the lake. The result of this study is that we will have a detailed 3D image of the lake showing water and sediment depths throughout. Additional testing of the water and sediment will be performed for remediation purposes. Following the study, a long-term dredging plan will be developed to remove an appropriate amount of sediment. Since our lake is over 60 years old and serves as the storm drain for the neighborhood and streets, the dredging process is long overdue if we want to maintain an acceptable lake quality. This removal will enhance the water quality as well as the longevity of the lake. Please continue to remind your lawn personnel to minimize grass, leaves and limb disposal from entering the lake. We get plenty of debris just from the Fall leaves.

# NEW RESIDENT SPOTLIGHT

Venetian Estates has so many amazing new residents moving in. I've had a great time making up their New Resident Baskets with lots of goodies, a Venetian Estates Directory, and car stickers. Please welcome the following:

Santosh & Payel Dixit – San Marino  
Nancy & Pete Olsen – San Marino  
Betsy & Rick Mudra – San Marino  
Melanie & Adam Cox – Salerno  
Ed & Kathryn Elliott Hutchinson - Piedmont

The Venetian Estates Block Captain Committee still needs a few more people to volunteer to be block captains. If you are interested and live on Lombardy street, please let me know. When you hear of a need in Venetian Estates, feel free to reach out and let me know.

Ruth Jungman 713-962-0114 - cell phone  
114 Sorrento Sugar Land, TX 77478

# National Night Out



Many Venetian streets held block parties on October 5th for National Night Out. Pictured are Salerno neighbors: Melanie Cox, Nadine Scott, Vicki Vaughn, Kelly Rainbolt and Debbie Marcell.

# UPCOMING EVENTS IN VENETIAN ESTATES

## The Venetian Halloween Hayride is back!

Bring your costumed kiddos and join us at the corner of Lombardy/San Marino for the annual Venetian Halloween Hayride on October 31st. This year hotdogs and chips will be served before heading out, compliments of our Venetian HOA. Hotdogs will be served at 5:30pm. Hayride loading occurs at 6:00pm and the Hayride begins at 6:15pm.

The Trick-or-Treat streets are:

- Bel Mar • Salerno • Sorrento • San Marino

We know a lot of residents look forward to this charming annual tradition, but please note, if you do not want trick-or-treaters, simply leave your porch lights off.



BRING THE KIDS FOR THE  
FIRST-EVER VENETIAN ESTATES  
**HOT COCOA  
WITH SANTA!**  
A Holiday Meet and Greet  
with Santa Claus  
**DECEMBER 5TH  
4-6PM  
SALERNO CUL-DE-SAC**  
BROUGHT TO YOU BY YOUR VENETIAN HOA

- Save the Date -  
**Venetian Estates Holiday Party**  
THURSDAY, DECEMBER 16, 2021  
THE BECKER RESIDENCE AT 415 LOMBARDY  
6:00 - 8:00 PM  
APPETIZERS PROVIDED  
BRING A BOTTLE TO SHARE  
- ADULTS ONLY -  
*Come say hi to your neighbors  
& toast to the holidays!*  
RSVP to [Alice.Tannahill@gmail.com](mailto:Alice.Tannahill@gmail.com)

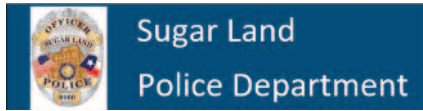




Venetian Estates  
 MASC Austin Properties, Inc.  
 945 Eldridge Road  
 Sugar Land, TX 77478  
 Phone: (713) 776-1771

PRSR STD  
 US POSTAGE  
**PAID**  
 HOUSTON, TX  
 PERMIT #8327

## HOUSE WATCH PROGRAM



Contact the Sugar Land Police Department to set up a “House Watch”. The House Watch Program is designed to provide homeowners a means of having their residence checked periodically by an officer or trained civilian volunteer when they are away from home on vacation or an extended weekend. In order to participate in the program, you can come by the Police Department or complete the on-line form at: [http://www.sugarlandtx.gov/police/services/programs/house\\_watch.asp](http://www.sugarlandtx.gov/police/services/programs/house_watch.asp). The homeowner must be away from his/her residence for more than three (3) days and must not have anyone staying at the home while he/she is away. Homes can be placed on house watch for a maximum of three (3) weeks.

## 2022 Annual Assessments

The 2022 annual assessments invoice will be sent out soon. Annual assessments are due on January 1, 2022. They are considered late after January 31, 2022 with all past due accounts assessed a late fee of \$10.00 along with a monthly collection fee of \$15.00 until paid in full.

Your assessments are what allow your Board of Directors to maintain your community. The assessments cover all operational costs of the Association.

**PAST DUE BALANCES:** If owners are experiencing difficulties related to the pandemic, a request can be submitted for payment deferment and/or extended payment plans to the Board for review. Please contact Pennie Mancuso in our accounting department at MASC Austin Properties, Inc. via phone at (713) 776-1771 or via email [pmancuso@mascapi.com](mailto:pmancuso@mascapi.com) to make the necessary payment arrangements if you have a past due balance.

## Before Starting An Improvement

If you are making any type of improvement to the exterior of your home, you must submit an Architectural Improvement



request form to MASC Austin Properties, Inc. before starting the work. (This includes painting the exterior, room additions, and replacement of the roof, driveway and fence, etc.) Replacement of plant material due to freeze damage does not require an ACC form unless the entire lawn landscape hardscape needs replacement.

You can find the required form on our website at [www.venetianestates.org](http://www.venetianestates.org) under DOCUMENTS- Request for Home Improvement Approval. Please make sure to submit the form with the necessary information and as much detail as possible along with samples for a quicker response.

## Generator Rebate Pilot Program

Sugar Land City Council recently approved an ordinance establishing a generator rebate pilot program -- a move intended to promote preparedness, resiliency and residential reinvestment. Qualifying homeowners must apply for the rebate by Nov. 30, which will be issued after completion and approval of all required city building inspections. The rebate covers permit and plan check fees associated with the installation of permanent standby generators. The rebate offer will be available to homeowners who have received approval of all required city permits for the installation of a permanent standby generator, completed installation and received approval of all required city inspections between Feb. 15 and Nov. 30 of this year. For more about generator permits and to submit a complete application, visit the following website: [www.sugarlandtx.gov/193/Forms-Applications](http://www.sugarlandtx.gov/193/Forms-Applications).