

2021  
SPRING



## NEWSLETTER



HOME. SWEET. HOME.

A NEWSLETTER FOR  
THE RESIDENTS  
OF VENETIAN ESTATES

# THE Venetian Estates MAINSAIL

## Annual Meeting

*Please mark your calendar for our 2021 Annual Venetian Estates Homeowners Meeting on Tuesday, May 11th at 7pm. This year, the meeting will be virtual. Login information will be listed on the website: [www.venetianestates.org](http://www.venetianestates.org). Also, please see the [Board candidate solicitation article on the last page of the newsletter for more details.](#)*

## Yard of the Month

*'Yard of the Month' is coming to Venetian Estates! Beginning this spring, a Venetian home will be selected by a resident committee which reflects extra care and attention to the front of the property. We know everyone was affected by the recent cold weather—May will be the first month this program will begin, running through October of each year. We know so many in our community take special care to make their landscaping look good throughout the year and this is a great way to give a special kudos to those homeowners. Will you be our first winner?*

## PRESIDENT'S MESSAGE

By Steve Tralie

Venetian Estates was established in 1959, the year our community began to take shape. It all started on a piece of swampy land that was a favorite bird hunting spot for local hunters. We have never looked better at 62 years young. Virgil Mott, one of the first builders in Venetian, would be proud as VE continues to be one of the hottest communities for home sales in Fort Bend County. "Tear downs" is becoming a frequently used phrase in our community with many older homes being replaced by new, larger houses. It's a special feeling to be a part of Venetian Estates, a hidden gem of which we should all be proud. New families are moving to our neighborhood. For all those new neighbors, new friends who have recently moved into our community, welcome!!!

Neighborhood involvement is key to keeping a community strong and vibrant. Knowing your neighbors, involvement in the various social gatherings (once we can have them again) and assisting in the various neighborhood committees are just a few of the things that all of us can do to keep our neighborhood looking beautiful and as the envy of Fort Bend County.

I would like to ask everyone, both new and old residents, to stay involved if you already are or get involved if you are not. Reach out to your Board Members and/or Block Captains to find out what it takes to keep this neighborhood looking like the gem we all know that it is. Find out what the Board does that affects the residences of Venetian Estates and the decisions that the Board, your neighbors, are faced with to keep our neighborhood looking the way that it does... and also why we have things like an Architectural Control Committee, a Deed Restriction Committee and how these may affect home/property values and the look of Venetian Estates.

Get involved in one of the eight committees that make up the Board to input fresh ideas, different approaches. Your opinions and ideas are an asset to our little patch of paradise.

Neighborhood Committees:

1. Architectural Control
2. Deed Restrictions
3. Lake Quality/City Water & Pump Operation/Dredging
4. Ground/Park & Security Camera
5. Neighborhood Caring/Welcome/Events/Block Captains
6. Neighborhood Relations
7. City of Sugar Land Liaison
8. Finance

# Lake Report

Surface Levels- We have been focusing on obtaining a suitable water surface elevation to minimize costly pumping. We want to replenish the water without it being so high that many docks and bulkheads are underwater. The current level is acceptable based upon minimal evaporation this time of year. We will raise it slightly in the summer months due to an increase in evaporation and less rain.

Fish- We began feeding the fish in March at the eight feeders scattered throughout the lake. The bass do not tend to feed aggressively in the winter.

Dying the Lake- Lake Venice will be dyed soon, as it was deferred due to the rain and water run-off.

*Remember to keep your boat lights on while cruising at night.*

## FENCE ADVISORY

For the enjoyment of all neighbors and boaters on the lake, wood fences are not permitted within 40 feet of the water's edge. The only fences permitted within this distance are wrought iron/see through fences. It has come to the attention of the Board that a number of homes in the neighborhood have, in the recent and not so recent past, built or significantly repaired wood fences down to the bulkhead and water's edge. All fence repairs and replacement must go through our permit process. If a wood fence as described exists on your property, you are advised that this is a direct violation of our ACC guidelines and deed restrictions; guidelines and restrictions that have been in place since 1995. If you are one of the neighbors who has constructed or repaired a fence within this time period you should expect to receive a visit from one of our Board members to discuss when and how the fence will be replaced with a fence that meets our guidelines.

## Neighborhood Security Cameras

We have now installed a 5th License Plate Recognition Camera to further protect our neighborhood. We are able to capture all vehicles going into the bank building driveway off 90A leading into the bank building parking lot and Blendin Coffee shop. This was recognized as a gap in coverage when the initial 4 cameras were installed. All 5 of these cameras are monitored by the Sugar Land Police Department.



We are also encouraging our residents to register and log your vehicles' license plate number. By registering these "safe" plates we will know that your vehicle belongs in the neighborhood when sorting through the footage. The link to the secure Safelist site is: <https://admin.flocksafety.com/register/resident/6da7e9e1-4551-4004-9457-c138783d424e>

## City of Sugar Land Garbage & Recycling Guidelines

Garbage pick-up days in our neighborhood are Mondays and Thursdays. Recycle day is Thursday and bulk waste is the third Monday of each month. *On collection days, set carts out by 7 a.m. but no earlier than 6 p.m. the evening before; more information is available on the City's website.*

When taking out your garbage and recycling carts, remember:

- Ensure all materials fit in the cart. Only items placed inside the cart will be collected.
- Always keep lids shut.
- Carts should be placed at the base of the curb (where curbs exist) with the cart wheels against the curb.
- Cart handles should be facing away from the street. Lids should open to the street.
- Carts should be placed at least three feet apart to ensure the collection truck can service both carts.

After your collection takes place:

- Return your carts to your property no later than 8 a.m. on the morning following the day of collection.
  - Carts must be stored on your property, in compliance with deed restrictions.\*
- \*All such containers shall be maintained in a clean and sanitary condition and screened from public view except as necessary for garbage pick-up (VEPO Architectural Control Committee)*

Recycling

- Please **DO NOT** place these items in the cart: garbage, green waste, plastic bags, carbon paper, styrofoam, electronics or containers that previously contained hazardous waste (oil and paint).
- Protect recyclables from inclement weather by keeping the lid closed.
- Maximize space in your cart by crushing empty plastic bottles and aluminum cans, and cutting boxes down.
- Plastic bags should not be placed inside recycle carts.

## Architectural Control Committee (ACC)

The role of ACC is to protect the integrity of neighborhood property values by monitoring and ensuring all exterior changes and improvements to your property are within the VE Deed Restrictions and ACC Guidelines. All exterior work on your property is reviewed by the ACC. Applications, guidelines and rules are found on the VE website [www.venetianestates.org](http://www.venetianestates.org). Under Documents, is a link to the Architectural Control Requirements. Please take a look at the Table of Contents for information concerning what must be reviewed by the ACC.

Also under Documents, is Applications and Forms, which includes links for various applications. With all the new homes under construction, please look carefully at the Application for New Home Construction, Home Additions, Remodels and Pools for requirements for drainage. This is of utmost importance because the City and FEMA requires the finished floor elevation of new construction to be 2' above base flood elevation.



# NEW RESIDENT SPOTLIGHT

## Meet the Andersens

Jon and Lee Ann Andersen live at 607 Salerno and moved into the neighborhood last June. They are longtime Sugar Land residents and moved from Riverstone. They are enjoying their new home and getting to know the neighbors. The Andersens also have a daughter, Jennifer who is in nursing school and living in the Medical Center.



## Meet the McKellops

Welcome to Jennifer and Richard McKellop at 214 Lombardy. The McKellops built their home last year and are excited to be in their forever home. They have three children— the eldest two, Lilly (6) and Ricky (5), attend Fort Bend Christian Academy, and Jennifer stays home with Evie (2). Richard is vice president at his family business, Wholesale Electric.

## Welcome New Homeowners to Venetian!



Welcome to our newest homeowners in Venetian. We are so glad you're here!

715 Santa Maria  
903 San Marino  
911 San Marino  
134 St. Marks  
203 Savoy

Renee & Michael Triggs  
Nancy & Pete Olson  
Payal & Santosh Dixit  
Joann & Bruce Spitzengel  
Christine & Jay Sherman

## SIGN UP FOR TOWNSQ!

MASC Austin Properties, Inc. is excited to announce the launch of 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. Manage your account and access the resources you need when you need them.

Download the app and register to:

- Easily communicate with your management team
- Manage your account and pay online
- Get up-to-date news and alerts
- Request and review status of service inquiries
- Engage with one another
- Access important association documents
- And more!



To register your account, please log onto [www.townsq.io](http://www.townsq.io), use your account ID and the association zip code (77498). Set your password and account preferences and you will then be ready to start experiencing community your way with TownSq. Please contact us if you have any questions regarding this new process as we are excited to offer these new services to your community.

## Our New Community Cameras at Work

A new home under construction in Venetian Estates recently had building materials stolen. Our new community cameras read the license plate number and the Sugar Land Police tracked them down. The materials, valued at \$1500, were returned. It is great news that our new community entrance cameras are working well!





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## GARAGE SALES

For anyone hosting a garage or estate sale in the future, we have a new community policy that cones must be put out on one side of the street in front of the home, so traffic flow is not impeded. Cones are available by contacting either Leticia Gomez at Austin Properties at [lgomez@mascap.com](mailto:lgomez@mascap.com) or Pat Lowrie at [pblowrie@yahoo.com](mailto:pblowrie@yahoo.com). A \$50 deposit must be provided in the form of a check, which will be returned once the cones are returned.



# Lake Venetian Property Owners Association, Inc. DBA Venetian Estates Property Owners Association, Inc.

## 2021 SOLICITATION

Please be advised the Lake Venice Property Owners Association, Inc. annual meeting will be held May 11, 2021 beginning at 7:00 pm (sign in to begin at 6:30). The meeting will be held by remote communication technology. Information will be provided in the annual meeting notice in order to participate in the meeting.

There will be three (3) positions available for three year terms with the following Trustees running for re-election.

Pat Lowrie (Incumbent)  
Patrick Krajca (Incumbent)  
Ralph Twiss (Incumbent)

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 April 5, 2021 via one of the following means: email – [lgomez@mascap.com](mailto:lgomez@mascap.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.