

2020 SUMMER



NEWSLETTER



HOME. SWEET. HOME.

A NEWSLETTER FOR
THE RESIDENTS
OF VENETIAN ESTATES

THE Venetian Estates MAINSAIL

2020 Assessment Payment Reminder

The annual assessments were due on January 1, 2020 and were considered late after January 31, 2020. All past due accounts will be assessed a \$25.00 late fee, 8% per annum interest, and a \$15.00 per month collection fee until paid in full.

We encourage all owners to submit payment for any outstanding assessment balances. Any homeowner with an unpaid balance will be mailed a collection notice, as per usual practice. 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 at: pmancuso@mascapi.com to make the necessary payment arrangements if you haven't paid your 2020 annual assessments.

PRESIDENT'S MESSAGE

By Tarn Springbob

I hope everyone in the neighborhood is healthy and safe.

Due to all of the ongoing COVID reports and recommendations by our federal, state and local officials, Venetian Estates is suspending some of our annual activities for the time being. We will continue to evaluate things as they develop.

With respect to our recent proposed deed restriction change, your Board of Directors agreed to suspend the vote in order to address a number of comments and questions that arose at our annual meeting. We plan to come out with a revised proposal within the next few months.

In the meantime, despite no gatherings, I fully expect that all of you will continue to be the great neighbors and friends that drew us to this neighborhood in the first place. In that vein, I will leave you with a final thought. If you can, be a better man or woman over the next 3 months than you have ever been. Be kind. Help people. Help your neighbors. Have empathy. Also, be sensible. Act in ways that you would be proud of, that your children would be proud of, and your parents would be proud of. Do nice things you have never done.

Warmest regards and best of luck to you in this unusually stressful time.

Our Sugar Land mayor recently sent us an email asking for our assistance regarding the United States 10 Census. So far, over 75% of Sugar Land households have already responded! Currently, the Venetian Estates area is showing a low response rate for households taking the U.S. Census. We need your help increasing the response rate for your neighborhood. If you haven't done so already, submit your confidential data online at www.my2020census.gov. There's still time to respond!



2 DEED RESTRICTIONS

Please be courteous of your neighbors and keep your dogs inside if they're barking.

3 DOWNLOAD THE TOWNSQ APP!

A new all-in-one mobile app designed to help you connect, collaborate and stay up-to-date with your association.

4 COMMUNITY PICTURES

A great time was had during our recent parades. Check out all the great community pictures!

DEED RESTRICTIONS

By Tom Tannahill

Mildew

The good thing about living on the gulf coast is that we get ample rainfall for our trees and plants. Unfortunately, between the rain and our high humidity we have constant moisture that breeds mildew. Our Venetian Estates management company has noted during their last few drive-by inspections that we have a lot of houses with unsightly mildew. We have asked that no letters be sent out until the weather permits everyone to tackle the mildew problems. Sidewalks and driveways usually require pressure washing but for home siding and other surfaces there are some great products out there that easily remove mildew without pressure washing.

“Jomax” is a very strong concentrate that once mixed with bleach, will easily remove mildew just by spraying it on and washing it off. There are other products that don’t involve bleach that are also effective. Both “30 Second Outdoor Cleaner” and “Wet and Forget” only require mixing with water and applying. Heavy stains may take more than one application but both products are safe to use on stucco, brick, vinyl and wood. They can even be used to clean canvas boat tops, seat cushions and outdoor furniture! All these products are readily available at home improvement stores. Our HOA urges all homeowners to take the time to survey their outdoor property and see what mildew problems may exist and remediate them before letters must be written. Thank you.

Dogs Barking



Under Architectural Guideline Section 2.01 Lot Use – J. Animals: Nothing herein contained shall be construed to permit the keeping of animals or pets to become a nuisance or be obnoxious to the occupants or owners of the neighboring properties or to occupants

of passing lake water craft, or to become a hazard to the health, welfare and well-being of the community, and all animal owners are responsible for any property damage, mess, injury, and disturbance their pet(s) may cause or inflict.

In short, please be courteous of your neighbors and keep you dogs inside if they’re barking. The sound of barking dog(s) travels further across the lake. With more of us working from home, it’s important to be more cognizant of this fact to control you pets.

GROUNDS AND PARKS

By Steve Tralie

To continue the excellent quality of our grounds and parks, I would ask each neighbor that either walks, bikes or jogs through the neighborhood that if you see something out of place or needs our attention please contact me Steve Tralie 281-222-9077 / steve_tralie@usmetals.com.

Also, just a reminder, Sugar Land’s 311 contact center offers a single point of contact for non-emergency city information and enables residents to make service requests. Dial 311 within the Sugar Land City Limits to handle issues that needs the city of Sugar Land’s attention like a down tree that may be blocking a street, a down street sign, etc.



COVID-19 UPDATE

MANAGEMENT OFFICE

In order to maintain management responsibilities to our communities, office staff has been minimized with all other staff working remotely until authorized to return to the office. Protocols have been put into place in compliance with government guidelines as we are permitted to re-open.

COMMUNITY INSPECTIONS

Community inspections are being conducted monthly, as per usual schedule. If owners are experiencing difficulties related to the pandemic, a request for more time to cure the violation/concern can be submitted to the Board for review.

SUSPENSION OF BOARD MEETINGS

Until restrictions are amended to allow group gatherings, in-person board meetings have been suspended. Any necessary board meetings will be held by Zoom. Notice of any Zoom board meetings will be posted on the TownSq app (see above for more information). The meeting notice will include information necessary for owners to participate in the Zoom meeting.



SUSPENSION OF ANNUAL MEETING

Under the recommendations received by association attorneys, annual meetings should be suspended until the appropriate authorities deem it safe for people to meet in large groups again. It is not recommended to hold annual meetings via electronic or telephonic means, due to statutory requirements that specifically apply to non-profit corporations and POA's. Election procedures (solicitation of candidates, notice of meeting) will be followed once appropriate authorities have deemed it safe for people to meet in large groups again.

CLOSURE OF COMMON AREAS

The park area continues to remain closed at this time.

SUSPENSION OF COMMUNITY EVENTS

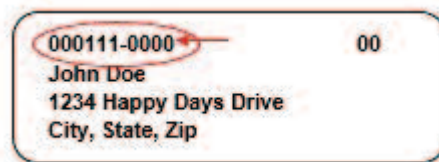
All community events have been suspended until further notice.

DOWNLOAD THE NEW TOWNSQ APP

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. Please note, email blasts will no longer be used a method of communication, as all association announcements and notifications will be posted on the TownSq App.

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, use your account ID (located in the address area on the back page of this newsletter) 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.

ARCHITECTURAL CONTROL COMMITTEE

The role of the 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 including, but not limited to: new construction, addition, paint, landscaping, outdoor lighting, window replacement, roofing, driveway, fence, bulkhead, dock repairs/replacement, play equipment, patio and patio covers, etc. Applications, guidelines and rules can be found on the VE website www.venetianestates.org. Or contact MASC Austin Properties at 945 Eldridge Road, Sugar Land, 713-776-1771.

Our main issue we continue to have is drainage. Drainage has always been a major component of our unique neighborhood. The Architectural Control Committee has been more vigilant about reviewing/approving any exterior modifications and/or new construction to ensure that the “drainage is to the lakes” and “avoid any drainage to adjacent properties”. Sections 1 and 2 have area drains to be maintained by the homeowner. The area drains catch the water, but still drain back to the lake. Therefore, it is imperative they be maintained. If you have a drainage problem please have a plumber clean out your pipe. This will help you and your neighbors with the drainage of the street. Sections 3 and 4 have curb and gutters with inlets that create problems for some homeowners during heavy rains. Yard debris, such as leaves and grass clippings, can clog any or all the pipes. All sections, please refrain from or ask your yard personnel to avoid blowing debris into them as well. Presently, we have eight new homes under construction.

NEIGHBORHOOD NOTABLES

1. When the sun dips below the horizon while boating on the lake, please be sure to have your lights on; the only lights that should be visible to other boats are the red and green lights and the white stern or masthead light.
2. Please be aware all our storm water drains back to the lake. Don't blow trash, leaves or branches down the storm drains, as it can cause backups to our streets. If your street drains happen to be clogged, then call the following:
 - a. City of Sugar Land Water & Wastewater Services.
 - Available 24 hours a day, 7 days a week. Call 281-275-2450
 - <https://www.sugarlandtx.gov/328/Water-Wastewater-Services>
 - b. Notify our District 1 Councilman, Steve Porter.
 - <http://www.sugarlandtx.gov/164/District-1>
 - Call 281-275-2313
3. Walking and Biking
 - a. Rule of thumb – If you're walking/jogging/running, then walk against traffic...that is, vehicles should be driving toward you.
 - b. When you are on a bicycle, think of yourself as another vehicle on the road. So if you are another vehicle, you should be biking WITH traffic.
4. As always, our venetianestates.org website is a great resource for neighborhood information!





Venetian Estates
 MASC Austin Properties, Inc.
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 Phone: (713) 776-1771

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COMMUNITY PICTURES!

An enthusiastic gathering of 24 boats joined by a rather rowdy crowd on the lakeshore helped make the annual Venetian Estates 4th of July Boat Parade a cruising success. The parade was led by the ever dashing Captain Ed Beckham in the all-too-cool Houston Texas Pontoon Yacht followed by 24 of the best patriotic vessels in Fort Bend County. We had a Statue of Liberty, a surfing Uncle Sam, Harmonica Player, Suspicious Judges & an Eagle!! WOW!!!

Our neighbors went to great lengths to decorate their boats and docks for the occasion. Great support from both young and old continue to make this event a neighborhood favorite. This is why Venetian Estates continues to be the best place to live and raise a family in Fort Bend County!!! Thank you for everyone who came out to support this great event.

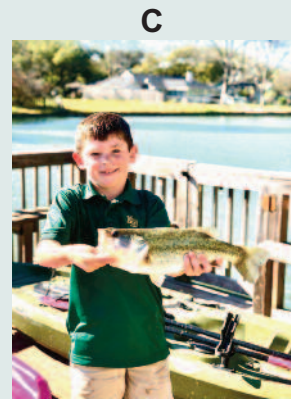
A: Our friends on Bel Mar gathered to watch our community's first Memorial Day Classic car parade. Many beautiful classic cars entered the parade. B: Four cute kids (Johnson and Enard families) on Bel Mar recently held a lemonade stand to beat the summer heat. C: Clay Shaffer learned to fresh-water fish when his family moved to St. Marks last year. It's an activity he enjoys almost daily. Check out this big bass!



B



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C

