

JUNE 2026

www.sugarmillhoa.net

SUGAR MILL

BOARD OF DIRECTORS

SCOTT JACKSON
PRESIDENT

JOSHUA EVANS
VICE PRESIDENT

BRENT HOLLOWAY
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KRISTOPHER KEM
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LAURA WHITING
DIRECTOR

MANAGEMENT COMPANY

REAL MANAGE

16000 BARKERS POINT
SUITE 250
HOUSTON, TX 77079

MELISSA BESSEY
COMMUNITY
ASSOCIATION MANAGER

(281) 531-0002 EXT. 1312

SUGMILL@CIRAMAIL.COM

WWW.REALMANAGE.COM

POOL SEASON IS UNDERWAY

To receive pool and/or tennis court fob access, all residents must complete the attached liability waiver and email it to sugarmilltennis@gmail.com. Once your account is verified, fob pickup instructions will be provided.



LAKE ESTATES POOL

Open daily from
10:00 AM – 08:00 PM
CLOSED Tuesdays

For entry, present
your ID and sign in
at the lifeguard
shack.

SEVENTH STREET POOL

Open daily from
6:30 AM – 8:30 PM
CLOSED Mondays

Scan fob and pull
gate to enter.

NO lifeguards on
duty!



COMMITTEE UPDATES

LAKE COMMITTEE

The next Lake Committee meeting will be held on June 9, 2026, at 6:30 PM in room 600 of the Education Center at Sugar Land Methodist Church.

FENCE COMMITTEE

Work on Phase 1 of the fence project has been completed, and Phase 2 is now underway. DCR is currently working to obtain homeowner consent from all residents who will be affected by this phase of the fence replacement.

Phase 2 includes the north side of Jess Pirtle, from Burney to the drainage ditch.

LANDSCAPING COMMITTEE

The Landscape Committee meets on the second Monday of each month, March through October. Residents who are interested in learning more or getting involved are welcome to attend.

TENNIS COMMITTEE

Installation of the new fob entry system has been completed at all three tennis court locations.

To obtain a fob, please complete the "SUGAR MILL HOA - LIABILITY WAIVER, RELEASE & POOL & COURT RULES AGREEMENT" and email it to sugarmilltennis@gmail.com. The form can be found by logging into your resident portal, navigating to Documents, and selecting Forms. For your convenience, the form is also attached to this email.

As a reminder, Sugar Mill tennis courts are for residents and their guests only. Please do not prop gates open or allow access to individuals claiming to be residents.

POOL COMMITTEE

Do you love our pools? Well here's your chance to make a splash in your community!

We're looking for a Pool Committee Chair to help plan and improve our pool activities. Time commitment? Just about 4 hours a month—that's roughly an hour a week!

Interested? Email SUGMILL@ciaramail.com

SOCIAL COMMITTEE

Our annual 4th of July celebration is just around the corner, and we need your help to make it a success! Have ideas, want to volunteer, or be part of the fun? Crystal McKeon, Social Committee Chair, would love to hear from you. Email her at reesepiecie1@aol.com to get involved!



Congratulations to
Ginger Brenner at
1119 Mariner Cove –
Our Lake View of the
Month Winner
sponsored by Fort
Bend Boats!

True pride of ownership shows in every single corner of Ginger's lakefront home.

Ginger's front, back and side yards are bursting with a beautiful display of blooming flowers. Her vibrant garden and cohesive hardscape lead to a perfectly maintained deck and a gorgeous seating area, making it the ultimate spot to sit back and enjoy Misty Lake.

Thank you, Ginger, for your hard work in keeping our community beautiful!



DELIQUENCY REPORT

Sugar Mill currently has 98 **residents** with delinquent accounts, totaling more than **\$107,298**. When assessments go unpaid, **it affects the entire community**.

These funds are essential to:

- Maintain our pools, tennis courts, playgrounds, and landscaping
- Provide security for the neighborhood
- Cover insurance and fund neighborhood improvements
- Ensure timely payments to vendors and contractors
- Maintain strong working relationships with service providers
- Prevent delays in services

PAY NOW



We encourage every resident to log in to the homeowner portal at www.ciranet.com to check your balance and make sure your account is up to date.

Thank you for helping us keep Sugar Mill a safe, attractive, and enjoyable place to live.

HELP KEEP SUGAR MILL LOOKING IT'S BEST



We all take pride in our neighborhood, and your eyes and ears make a big difference. If you notice something that needs attention such as a broken light, landscaping issue, safety concern, or even a homeowner violation, please share it with us. Including a quick photo with your email will help us address the matter more quickly and accurately. Send any reports to sugmill@ciramail.com so together we can keep Sugar Mill safe, welcoming, and well-maintained.

Don't forget

**2026 ANNUAL DUES
ARE NOW PAST DUE!**

NEIGHBORHOOD COMMITTEES

COMMITTEE CHAIRS

JOYCE DUTCHER
LANDSCAPING
COMMITTEE

STELLA HOLLOWAY
LAKE COMMITTEE

OPEN POSITION
POOL COMMITTEE

OPEN POSITION
WINTER DECOR
COMITTEE

BRUCE POPPER
TENNIS COMMITTEE

CRYSTAL MCKEON
SOCIAL COMMITTEE

VOLUNTEERS NEEDED



JOIN US!

DID YOU KNOW...

...all board and committee members are volunteers? Our neighborhood wouldn't be what it is without the time and dedication of these incredible individuals.

CURRENT OPENINGS

- Pool Committee Chair
 - Distribute pool passes, report pool-related maintenance concerns to board
- Winter Décor Committee Chair
 - Plan, select, oversee winter decor installation
- Additional committee members
- Interested in learning more? Email SUGMILL@ciramail.com.



ARCHITECTURAL CONTROL COMMITTEE

IF YOU HAVE ANY HOME IMPROVEMENT PROJECTS COMING UP, PLEASE REMEMBER TO SUBMIT AN ARCHITECTURAL REQUEST FORM FOR APPROVAL. FOR YOUR CONVENIENCE THE FORM CAN BE FOUND ON OUR WEBSITE AT [HTTP://WWW.SUGARMILLHOA.NET](http://www.sugarmillhoa.net) UNDER FORMS.

TAILS FROM THE NEIGHBORHOOD

BE A GOOD NEIGHBOR & SCOOP THAT POOP!

We love our four-legged friends and cleaning up after them is part of being a responsible pet owner.

Please use the **dog waste stations** provided throughout the neighborhood.

Each station has bags and a waste bin & double up if needed!

💧 Pet waste left behind can pollute stormwater and harm the environment.

🚫 It's illegal to leave pet waste on property you don't own.
Sec. 3-13, Ord. No. 1722.

Avoid a fine. Be kind. Scoop every time!

🔗 Learn more: www.sugarlandtx.gov

THE SCOOP ON COMMUNITY CATS

You may have noticed an increase in the number of cats roaming the streets of our beautiful neighborhood. So what should you do if you spot them hanging around your home uninvited?

On May 7, 2024, Ordinance No. 2330 was approved by Sugar Land City Council, establishing a Community Cat Program. This program follows a humane TNR (Trap-Neuter-Return) approach.

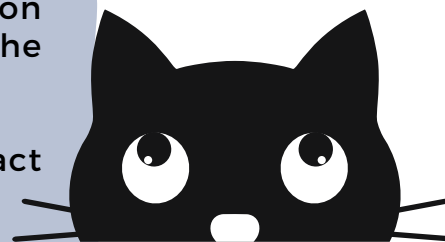
Unowned outdoor cats are:

- Humanely trapped
- Spayed or neutered
- Vaccinated
- Treated for fleas (in cases of extreme infestation)
- Ear-tipped (a universal sign that the cat has been sterilized and vaccinated)
- Returned to the location where they were originally found

This proven method helps control the outdoor cat population while allowing them to live out their lives without continuing the breeding cycle.

If you'd like more information or need assistance, please contact the Sugar Land Animal Shelter at 281-275-2364.

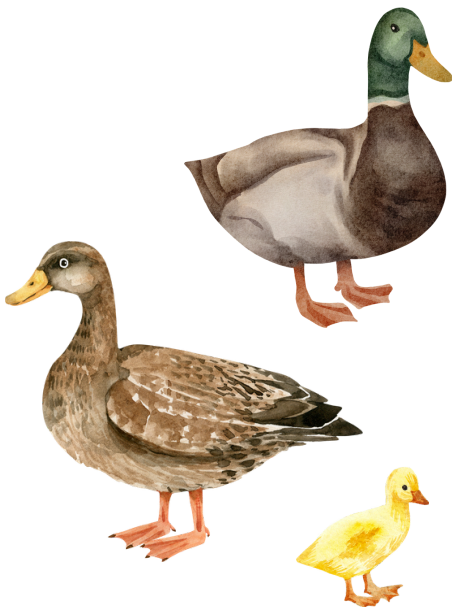
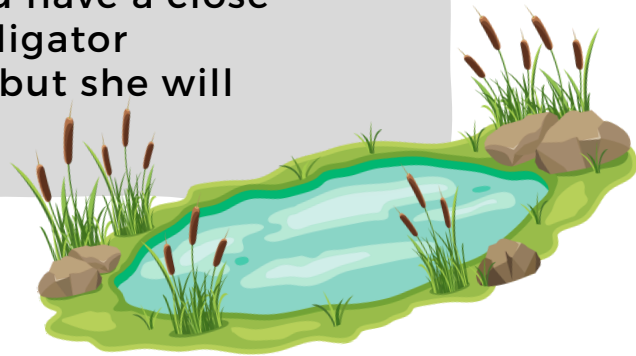
MEOW



WARNING!

ALLIGATORS SPOTTED IN MISTY LAKE

- Leave alligators alone. State law prohibits killing, harassing, or possessing alligators.
- Never feed or entice alligators, it is dangerous and illegal.
- Don't throw fish scraps in the water or leave them on shore.
- Closely supervise children when they are playing in or around water. Never allow small children to play unsupervised near water.
- Alligators are most active between dusk and dawn when they are feeding.
- Don't allow pets to swim, exercise, or drink in or near waters that may contain alligators.
 - Dogs are more susceptible to being targeted by an alligator than people because they resemble natural prey. **Keep your pet on a leash and in control when walking around the water.**
- If you hear an alligator hiss, it is a warning that you are too close.
- Never make the mistake of thinking that an alligator is slow and lethargic. They can run up to 35 miles an hour for short distances. If you have a close encounter, back up slowly. A female alligator protecting her nest might charge you, but she will quickly return to her nest.



DO NOT FEED THE DUCKS!

Feeding ducks may seem kind, but it can actually harm them and disrupt our local ecosystem. Human food, especially bread, isn't healthy for ducks and can lead to disease and overcrowding.

Let's keep our wildlife wild and our neighborhood clean—enjoy the ducks from a distance, and let nature provide their meals!

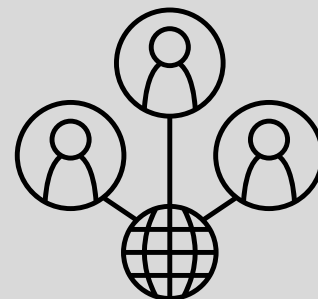
GET CONNECTED!

There are multiple ways we communicate with our residents. We encourage you to find the method you prefer for receiving Sugar Mill Community Association local news and updates. Stay informed and connected in the way that works best for you.

WEBSITE: SUGARMILLHOA.NET

Accessing the website provides a wide range of options:

- View pool hours
- Submit questions through “Ask the Board,”
- Access community documents
- Review deed restrictions
- Submit ACC applications,
- Stay up to date with current and pertinent neighborhood information



RESIDENTIAL PORTAL: REALMANAGE.COM

Through the portal, you can submit ACC applications, make payments, view documents, read monthly Board of Director minutes, stay informed about upcoming residential events, city notices, and more.

SUGAR LAND 311

Sugar Land has adopted a convenient communication option—simply dial “311” for assistance with any Sugar Land-related questions or concerns. By calling 311, a friendly City representative will help direct you to the appropriate department or agency to address your specific needs. Give it a try, and be sure to thank our Sugar Land City officials for providing this valuable resource to support our community and its residents.

SUGAR LAND UPCOMING EVENTS - SUGARLANDTX.GOV

Please remember that we have a wonderful website available that offers a wealth of information—from paying your utility bills online to browsing the Upcoming Holiday Events calendar. Be involved. Be in the know. There’s so much to explore and enjoy in our great City of Sugar Land!

CONNECT WITH US

This edition was thoughtfully prepared by our volunteers, Janine McDowell and Laura Whiting.