

SUGAR MILL

RESIDENTIAL NEWSLETTER

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COMMITTEE MEETINGS
COMMITTEE MEETINGS ARE ON
HOLD NOW DUE TO COVID AND
WILL RESUME WHEN IT IS SAFE
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BOARD MEETINGS
BOARD MEETINGS ARE BEING
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MEETINGS.

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Board Actions

With the recent maintenance work on our neighborhood tennis courts and pools, video cameras are in the process of being installed at all tennis courts and pool locations. The HOA Board voted to do this for the safety and protection of all our residents and property.

Pressure washing of the Lake pool pavilion and subdivision markers has been completed. Cleaning of the Lake Pool gutters has been completed. Some modifications were made to the new Lake Pool fountain for times of operation, noise and water dispersal.

After much discussion, the Lake Pool is now open with certain CDC and City guidelines in place. Thanks to neighbors for their input and to Colleen and Karen for their work on getting ID cards taken care of for distribution.

Hooray! The construction and repainting of the fences and walkways along the waterways flowing through our neighborhood has begun. After 18 months of planning, discussion, contractor vetting along with other delays beyond our control we are moving forward. Thanks to all involved in this process. See the update on page 3.

Routine Landscape activity, irrigation issues, electrical work and bulb replacement for the argyle lights has been done and will continue on an "as needed" basis. Tennis court maintenance has been completed – Lake Court, Jess Pirtle and 7th street tennis courts have had wind screens professionally re-hung. Nets have been replaced where needed, rollers have been replaced and new push brooms were installed and all three locations were pressure washed.

Tree Replacement – Sugar Mill is very beautiful and our trees are a big part of that. Over time trees were lost along the Jess Pirtle median; this year we planted five new trees in the median to replace some of the trees that have been lost.

Our 2019 Sugar Mill HOA tax return has been filed and accepted by the IRS. Our annual audit is underway now and will be completed in time for our annual meeting report. We are now working on our year 2021 annual HOA budget.

As you all know we cancelled the original March Annual Meeting. It is now scheduled for August 25, 2020 as a virtual meeting.

Sincerely,
Sugar Mill Board of Directors

TENNIS COURT DROP SHOTS

WE'VE SPENT A GOOD BIT OF RESOURCES
TO IMPROVE THE TENNIS COURTS.

YARD OF THE QUARTER WINNERS

WE REVEAL THE YARD OF THE QUARTER WINNERS.
DID YOUR YARD WIN? TAKE A LOOK!

4TH OF JULY PICS

A GOOD TIME WAS HAD BY ALL ON THE WATER
DURING OUR ANNUAL 4TH OF JULY CELEBRATION!

Community Notes:

Sugar Mill Needs You

The Board of Directors and Committee members are all resident volunteers. They consider living in Sugar Mill and working for all of our residents a privilege. Some people may consider our messages or decisions wrong, preachy or negative but we do not want that to be the case. We are thinking of the entire neighborhood. In our personal and professional lives, we find coming home to Sugar Mill a constant reminder of what a wonderful community we inhabit!

Rather than be the resident who voices concerns or disagreements with a completed HOA project, be the person who has input from its inception. Volunteer for one of our HOA committees that work to keep our neighborhood beautiful and viable. If you are unable to volunteer, attend the monthly HOA Board meetings where all projects are discussed and questions from residents are welcomed. Check the HOA website for update notices, sign up for "Email Notifications", or "Contact Us" (the Board). You CAN make a difference. Please take a moment to consider this opportunity to PARTICIPATE... Sugar Mill needs you.

Usage of Boats, Canoes, etc. for Land Lovers

If you do not live on the lake, but have a small boat (under 14 feet in length) that has an electric motor, or a "john boat", canoe or kayak that is under 17 feet in length that is human-powered, the only boat ramp within Sugar Mill, is located on Lakeway, off of Spinnaker Way. PLEASE be respectful of the neighbors around the launch area.

Short Term Rentals

It recently came to our attention that some Sugar Mill homeowners have placed a room or rooms in their residences up for availability on various national vacation rental websites. Deed Restrictions for all Community Sections, (usually found in Article V, "USE RESTRICTIONS", Section 1 "Land Use and Building Type") state simply that no home can be used for a commercial business. It finally states that "Each single dwelling shall contain no more than one house-keeping unit." Please make sure that you are a good neighbor and abide by the rules and regulations of our community.

Tennis Court Drop Shots

OVER THE PAST FEW YEARS, YOUR HOA BOD HAS SPENT A GOOD BIT OF TIME AND SUGAR MILL RESOURCES TO SIGNIFICANTLY IMPROVE THE THREE TENNIS COURT FACILITIES THAT ARE A PART OF THE MANY SUGAR MILL AMENITIES AVAILABLE TO OUR RESIDENTS.

The "good news" is that those courts have been heavily used ever since we completed that repair work effort. The "bad news" is that we have had several SM residents tell us that they have not been able to use the SM tennis courts as a small number of folks seem to be dominating the courts when they are open for use and that at least some of those folks may not actually be residents of SM. What we have found out is that a small number of residents who have the tennis courts pass code appear to be giving that code out to non-residents which is against our long standing policy that only SM residents---who are current on the SM yearly maintenance fees, are allowed to have access to our two swimming pools, three tennis courts and our well stocked lake. We encourage our residents to invite their friends to use our facilities with them. To ensure that our tennis courts are available for all residents in good standing to utilize, we do ask that each resident who brings guests with them to the tennis courts stay with those guests while they are using the courts. Our facilities are for the exclusive usage of our residents and their invited guests and not for the unrestricted usage by folks who know someone in Sugar Mill who has the tennis court codes. Finally if you plan to or use our courts for coaching groups of players please utilize city of Sugar Land or FBISD courts!

Why Pay Dues For Items I Do Not Use?

Every year, each home in Sugar Mill pays an Annual Maintenance Assessment. These funds go to maintain, repair, update and pay daily operating costs for all common areas of the HOA. The question arises every so often "Why do I need to pay the entire assessment – I never use the tennis courts, swimming pools, parks or lake". The HOA Board is charged with managing the maintenance, repair, updating and daily operation of the common areas in a prudent economic manner while keeping our community in top shape and maintaining or improving homeowner values. For individual homeowners to be able to only pay for those HOA services that they actually utilize, we would have to change the overall HOA by-laws to allow individual home owners to pay fees based on usage of HOA facilities. That would require a positive vote of 2/3 of all homeowners in Sugar Mill. To make that work, the HOA would then be forced to hire personnel to specifically monitor the usage of the pools, the tennis courts, and the parks and playgrounds on a daily basis. This would be very expensive and impossible to manage.



Fence Updates

Now that the new fence installation is well on its way, the HOA team wanted to give all the homeowners an update.

First, we feel good about our selection of the fence contractor - FenceKeeper. They have worked diligently under some challenging conditions to build a very high-quality fence that should last for years to come. Some of the challenges include the recent rains, serious materials availability shortages and the least expected; but most challenging, the marking of utilities. This has really impeded progress, but we are continuing to make progress. The design and construction of the new fence is not only robust but also aesthetically pleasing. There are three new entrances being completed along Green Belt Dr. and will soon have their "toppers" installed, so please take a look at that progress. Painting of all new fencing will commence fairly soon as well.



Next, we cannot impress enough the need for all the affected homeowners to do the trimming required so that FenceKeeper can build the quality of fence we all want - and for the fence to last for the expected 15 plus years. It is a request meant to ensure that all vegetation is trimmed or removed; if necessary, to provide at least an *18-inch clearance from the existing fence line*. If the trimming is minor, the construction area will be highly accessible immediately after the demo work of the existing fence is complete. However, you will have only a few days to complete the trim/removal work. All attachments (bird houses for example) and owner-built fences must also be removed. Sprinkler systems must be facing away from the new fence area. **Homeowners can do the trimming when the existing fence is taken down (only a few days between demolition of existing fence and new construction begins) or can start now to trim back or remove vegetation or trees that are against the fence line or have tree roots growing under the existing fence.** Again, the ultimate goal is for us all to have an attractive fence with a long life that provides both protection and privacy. All affected homeowners will receive an email from RealManage with more detailed instructions on how to prepare for the FenceKeeper work including possible need for water and/or electricity. You will have their direct email so that if you need special protection for a dog or pool, you can let them know. **THANK YOU IN ADVANCE FOR YOUR HELP AND COOPERATION!!!**

Finally, the "bayou" fencing is only the first phase of a multiphase program that will eventually replace all HOA owned fencing. This will include most of the "concrete" fencing as it is ending (or in some cases, past) its lifespan. These next phases will provide highly aesthetic fencing along both Jess Pirtle and along 7th streets - our main entrances. A number of designs are being considered and we will be posting information on the various alternatives on the RealManage portal, the HOA website and on NextDoor. To ensure that you get all correspondence on the fence programs and others, please do sign up on the RealManage portal and provide your complete email/phone contact information. This will really help in alerting you early about any program activities that directly affect specific homeowners.

Thanks from the HOA Board members, the fence committee and RealManage.

Gone Fishing

Do your best Tom Sawyer and Huck Finn impersonation with a walk down to the Sugar Mill Lake where your current Sugar Mill ID also acts as a fishing license, because it's our very own lake. Stocked with a wide variety of fish every year, you can grab a spot on the dock, or under our gazebo next to the tennis courts and lake pool. Remember, it's catch and release and this cozy spot is the perfect place to let your kids and grandkids discover this great sport. Please be careful.

More Parking Rules

It is illegal under state law to park a motor vehicle that blocks the sidewalk in front of your property. Sugar Land police can and do ticket vehicles that are in violation of this law. Please do not block sidewalks in Sugar Mill with any motor vehicles.

Kind Reminder Relating to Recreational Vehicles

Boats, trailers, campers, or motor homes are not permitted to be parked or stored in sight within Sugar Mill. The city can and has enforced these rules for our HOA. Lakefront homes may keep a maximum of two electric or human-powered watercraft properly stored in their yard, or along their bulkhead (tied at both ends). Partially sunken boats need to be removed from the lake.

Please Watch Your Step

PLEASE WATCH YOUR STEP, with major fence construction progressing in the neighborhood. Here's a reminder to be VERY CAREFUL and AWARE of the following hazards: torn down old fence materials along sidewalks and walkways, open holes being prepared for post placement, other types of construction materials, trimmed tree limbs and debris. Step carefully on your outings!

YARD OF THE QUARTER

With the recent turn of events we have noticed so much hard work being put into the yards of our neighbors. Thank you all for making sure Sugar Mill is pretty to look at and to live in. The Urban Foresters is a local company who happens to service our neighborhood trees for the HOA. Mr. Jacob Rodriguez is one of the company's Certified Arborists and our account manager and he was asked to drive our neighborhood to select our newest Yard of the Quarter winner. Thanks Jacob for selecting our winner and runner up for this quarter.

This quarter our winner is Dede and Jesse Heidt at 1002 Mill Run Dr. The Heidts have many special reasons for spending so much time in their flowerbeds and the beauty of hard work really is displayed. Thanks to the Heidts for helping our neighborhood shine. Enjoy your Cornelius Nursery \$25 gift.

Selected as a runner up is the residence at 13802 Placid Woods Ct. Please if you have an opportunity, drive through and see both homes beautiful landscapes. Thanks Cornelius Nursery for sponsoring our Yard of the Quarter award. Each winner is provided a \$25 in store credit to spend how they wish. We appreciate the support from Cornelius and if you have an opportunity, please support this small local business.



1002 Mill Run Drive



13802 Placid Woods Court

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MARION'S FISHING CORNER

VERSATILITY IS A VIRTUE

Well, the "dog days of summer" are certainly here. Afternoon temperatures are in the upper 90's every day, with scorching sun and very little rain. Surface water temperatures are near 90 degrees in all the area lakes and waterways. Personally, I believe that this is without a doubt the toughest fishing conditions of the year. Gamefish are very lethargic under these conditions, and only actively feed during low-light conditions. How can a you overcome disadvantages like this? Versatility is your best weapon. This time of year, you really need to "think outside the box". *(continued on page 8)*



Importance Of Being "In the Know"

Please know that we have multiple ways of communicating with our residents. Please find the best way you enjoy getting the Sugar Mill Community Association Local News-

Website: sugarmillhoa.net

Accessing the website allows you an array of options, from learning of pool hours, "Ask the Board," Community Documents, Deed Restrictions and current pertinent information.

Residential Portal: realmanage.com

ACC Applications, payments, documents, monthly Board of Director Minutes, residential upcoming events, City Notices, etc.
RealManage: Property Management
16000 Barkers Point Ln #250, Houston, TX 77079
(866) 473-2573 Property Manager: Maria Leal

EmailBlast:

SUGMILL@Ciramail.com

Please consider signing up for the "Email Blast" that is a direct link to being in the know of events as they are directed by the Property Management and distribute timely notices.

Social media: NextDoor.com

NextDoor has been the only means of getting information to our residents who have not accessed the other designated options for doing business. Please consider this communication as a media of "social" issues and neighborly events or occurrences that benefit the community. We do not advocate NextDoor, but realize that it is utilized by some and we have tailored our communication to be as a "notice" and not for the Board of Directors of Sugar Mill to dialogue in the business side of Sugar Mill Community Association.

Newsletter: Quarterly publication. Comeback issue: November 2019

Sugar Land 311: Sugar Land adopted an option of communication, of dialing, "311" as an option to helping in areas of "All Sugar Land" related questions and help. By simply calling 311, a friendly City Representative will help in the efforts of directing you to the department or agency that meets your specific needs. So give it a try and "thank" Sugar Land City officials for placing this great accommodation for our community and city, needs. Sugar Land Upcoming Events - sugarlandtx.gov - Please remember that we have a wonderful site available that provides a wealth of information from paying your utility bills online to an Upcoming Holiday Events calendar. Be involved. Be in the know. There is so much to encounter in our Great City of Sugar Land!

COMMON VIOLATIONS

As part of the monthly inspections in the community, our property management team has noticed several common deed restriction violations, such as:

-Trash cans not being stored out of sight on non-trash collection days. You must store your trash receptacles properly, out of sight, at the street level. This is not only an HOA violation, but a city one as well. You can be cited.

-Storage Pods and similar containers being parked in resident's driveways. You must get ACC approval, so please, before you consent to having this item located on your driveway or property, you need to go to the RealManage Residential Portal, and file an ACC form. If you do not file this with our property management, and receive an approval, you will be in violation and the process will begin.

-Commercial Vehicles - simply you are not allowed to park them on your driveway or on the city streets. An immediate violation can and will be filed with the City of Sugar Land Code Enforcement, as well as a violation with your HOA. Please refer to the cityofsugarlandtx.gov or your HOA websites.

-Vehicles parked the wrong direction on city streets/ and sidewalks. You may not be aware, but this is a traffic infraction with the City of Sugar Land Police Department, and you can be cited. So please park your vehicle properly and off of all city sidewalks, this includes the sidewalk between the street and your driveway. We need to adhere to this policy, and keep this area cleared for all residents.

-Roof, painting, fence replacing etc. - You must obtain an ACC Approval for any improvement, upgrade, replacement or repair to your home. It is just the facts. If you do not, you will be in violation. For those renting their homes, you must comply as well to all deed restrictions. All 1037 homes must follow the same rules. Please make the effort and file for an approval, and avoid any issues.

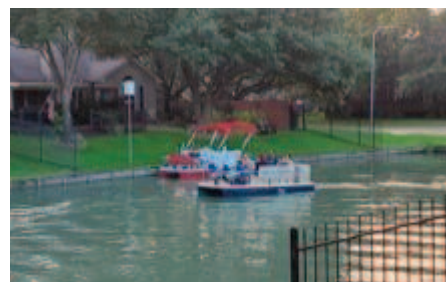
The above are "common" and there are many other details to cover. Please know that by simply reviewing the content on our websites, will allow you to be "In the know." Every issue listed is mandated by the State of Texas, filed with the County of Fort Bend and we must uphold the law, to ensure a safe, secure, beautiful community.

Fourth of July Boat Parade!

Thanks to all our residents who came out to celebrate July 4th on the Lake. There was a good turnout of about 14 boats nicely decorated and a good time had by all!



Lake Enjoyment!



WE'RE STILL HERE for Your Orthopedic Care

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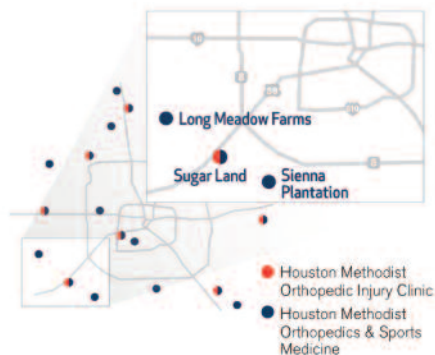


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POWER WASHING

- Is Your Home **GREEN** with Algae?
- Is Your Driveway, Patio or Pool Deck **BLACK** with Mildew?
- Is Your Wooden Fence that Old, **GREY** Weathered Color?
- Have You Gotten One of **THOSE** Letters from Your HOA?
- Have the Spider Pods and Mud Dobbers Taken Over **YOUR** Home?

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Marion's Fishing Corner (continued)

If your confidence baits and tactics fail to produce, then don't hesitate to try something out of the ordinary. Sometimes, just subtle changes can result in getting a few more bites than you would ordinarily get. For instance, instead of throwing a crankbait that has a shad-type color scheme, try the same bait in a crawfish (red/orange/brown) pattern. Then try a bluegill or perch type color scheme. Bass can really become selective this time of year and may home-in on one particular type of forage, and ignore the rest. The same holds true for plastic worms. If your standard curly-tail and straight-tail worms aren't producing, try throwing craw-type worms or "creature" baits to the same areas. Also, if 6" worms aren't drawing any strikes, don't hesitate to throw the 8" to 10" versions. And remember, sometimes adding a scent attracter to plastic worms will result in a few more bites during the day.

In a nutshell, the best advice that I can give about fishing this time of year is to have all options on the table. If your tried-and-true baits don't draw any reaction from the fish, break out the baits from the bottom of your tackle box and give them a serious try. Oftentimes, small changes can make a big difference. And if all your experimentation and trial-and-error ends up a big fat zero at the end of the day, just tip your hat to the fish and acknowledge that they won this day. But you gave it your best shot, and the dog days won't last forever.

Please remember to practice "catch and release" because a bass is too valuable of a resource to catch just once.

Good Luck, Marion

MARTHA'S TIPS AND TRENDS TO HELP MAXIMIZE HOME BUYING AND SELLING

Helping buyers and sellers fulfill their real estate dreams for 33 years.

As more people are transitioning to working from home in some capacity, the need for a well designed home office is paramount. Having a space where you feel comfortable and motivated will lead to increased productivity and happiness. To create the perfect home office space, consider the following tips: **Embrace Your Windows.** You may be tempted to place your desk in the corner, but consider having it sit in front of the window, parallel to the panes. This allows you to have the benefit of natural light when working, providing a nice view of the outdoors to keep your mind clear. **Lamp Lighting.** A table lamp is best when working during the darker hours of the day. Strictly using overhead lighting creates an uncomfortable work environment, so supplement with the softer light of a lamp.

Comfort is Key. Sitting upright at a desk may lead to fatigue, so every home office should have a place to get comfortable. Add a comfy chair or small sofa (with an ottoman to kick your feet up) for a nontraditional workspace, helping spark creativity. **Go Green(ery).** Adding plants or flowers to your workspace can increase your happiness and your willingness to spend time in your office. Consider populating the office with plants that don't need water every day, in case you prefer to disconnect from all things work-related on the weekends. **Smart Storage.** Install magazine racks or wall shelves to declutter your space. Is your home office a converted guest bedroom? Add shelves and drawers to the closet space to decrease the need for storage in your main workspace.



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Do you know someone who is thinking of buying or selling a home? Please mention my name.

This newsletter is for informational purposes only and should not be substituted for legal or financial advice.

If you are currently working with another real estate agent or broker, it is not a solicitation for business.

Sugar Mill Specialist and Waterfront Specialist