

## HELPFUL PHONE NUMBERS

**EMERGENCY** 911  
 Fort Bend County  
 Sheriff's Department 281-341-4665  
 Pct. 4 Commissioner 281-980-2235  
 (commpct4@fortbendcountytexas.gov)  
 Animal Control 281-342-1512  
 Courthouse Information 281-342-3411  
 Chamber of Commerce 281-491-0800  
 Poison Control Hotline 1-800- 222-1222.

### FBISD

Oyster Creek Elementary School 281-634-4280  
 Macario Garcia Middle School 281-634-3160  
 Austin High School 281-634-2000

Oak Bend Medical Center 281-341-3000  
 Republic Allied Services 281-446-2030  
 Reliant Energy (Electric) 713-207-7777  
 CenterPoint Energy (Gas) 281-342-6665  
 Windstream Telephone 281-490-9290  
 Water M.U.D. #25 281-277-0129  
 (waterdistrict25.com)  
 Comcast 866-856-0277  
 Call Before You Dig 811

### WEBSITES

Ft. Bend County Library  
[www.fortbend.lib.tx.us](http://www.fortbend.lib.tx.us)  
 MASC Austin Properties, Inc.  
[www.mascapi.com](http://www.mascapi.com)

Summerfield Homeowner's Assn.  
 c/o MASC Austin Properties, Inc.  
 945 Eldridge Road  
 Sugar Land, TX 77478

PRSR STD  
 US POSTAGE PAID  
 SUGAR LAND TX  
 PERMIT NO 47



[www.summerfield-website.com](http://www.summerfield-website.com)

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**REMINDER: Please observe the NO PARKING ZONES throughout Summerfield Estates during the hours of 9:00 AM and 2:00 PM when school is in session.**



[www.summerfield-website.com](http://www.summerfield-website.com)

## HOA Meetings

The Summerfield Board of Directors meet on the third Tuesday of each month (with the exception of December). The meetings will be held at the Clubhouse by the pool, at 8:00 p.m. The annual HOA meeting is held in April each year. The next monthly meeting will be held on January 16, 2018.

**For clubhouse information & rentals please contact Veronica Navarrete, MASC Austin Properties, Inc., or email [vnavarrete@mascapi.com](mailto:vnavarrete@mascapi.com).**

**For pool party information & rentals please contact Joanna Figueroa, MASC Austin Properties, Inc., or email [jfigueroa@mascapi.com](mailto:jfigueroa@mascapi.com).**

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**MASC AUSTIN PROPERTIES, INC.,  
 945 Eldridge Road,  
 Sugar Land, Texas 77478  
 Phone: 713-776-1771**

**ONLINE PAYMENTS NOW AVAILABLE**

We now offer additional online payment options. We accept e-check with your checking or savings account with no fee, a debit card with VISA or MC logo with a fee of \$4.95, and a credit card with a 2.95% transaction fee. For online payments please visit your association website at [www.summerfield-website.com](http://www.summerfield-website.com).

## ACC Approval

Remember that any exterior change to your property must be approved by the Architectural Control Board.

Please contact Terri Salter, MASC Austin Properties, Inc., at 713-776-1771, before beginning any projects.

## Summerfield Sentinel

The Summerfield Sentinel is produced by Barlisa Enterprises, Inc. and the

**Summerfield HOA Board of Directors and Newsletter Committee**

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## 2018 ASSESSMENTS

It is now time for all homeowners to prepare for the 2018 assessments fees. We are pleased to tell you that the fees will remain the same as last year, \$440.00. The annual assessment is due on or before the first day of January 2018, and is determined delinquent if not received by January 31, 2018. All past due accounts will be assessed a \$15.00 late fee, 10% per annum interest, and a \$10.00 per month collection fee until paid in full. Please note it is possible to pay the annual assessment in monthly installments as long as the final payment is received on or before January 31, 2018.

**We now offer additional online payment options. We accept e-check with your checking or savings account with no fee, a debit card with VISA or MC logo with a fee of \$4.95, and a credit card with a 2.95% transaction fee. For online payments please visit your association website at [www.summerfield-website.com](http://www.summerfield-website.com).**

## HOLIDAY COOKIE & CRAFT PARTY

The Summerfield annual Holiday Cookie & Craft Party will be held on Saturday, **December 16th, in the clubhouse, from 10 a.m. to 12 noon.**

This is another annual event that has a great

## HOLIDAY DECORATING CONTEST

We invite all our residents to brighten the holiday season by lighting up our neighborhood. Get into some friendly competition with your neighbors and try to outshine them! All of us get to benefit from these beautiful displays and we look forward to your efforts each year. We have seen

site at [www.summerfield-website.com](http://www.summerfield-website.com).

Your assessments are what allow your Board of Directors to maintain your community. This includes, but is not limited to, maintenance of the common areas, as well as other operational costs of the association (utilities, insurance, management and recreational activities).

They also allow for improvements to the common areas and funding of reserves, all of which assist in maintaining the equity in one of your most important investments; your home.

We continue to solicit your support and active involvement in your Association. We, the Summerfield Homeowner's Association, Inc. Board of Directors, along with your help, can continue to make our neighborhood an even more pleasant place to live.

amount of participation and it seems to be enjoyed by all who attend.

We will once again have ample refreshments and fun activities for everyone. Come on out and join us!

many beautiful displays over the years and we hope this season will outshine them all.

There will be a judging to select the best decorations on the night of **Saturday, December 16th**, so make sure all your decorations are in place and all your lights turned on by this date!

### Summerfield Homeowners Association

Managed by:

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

Terri Salter,  
 Property Manager

### BOARD OF DIRECTORS

Leigh Ann Gombac  
 President

Roger Metzler  
 Vice President

Aniece James  
 Secretary

James Gainer  
 Treasurer

Bob Chesterman  
 At Large

**MONTHLY HOA MEETINGS  
 3RD TUESDAY EACH MONTH  
 IN THE CLUBHOUSE, 8 PM**

### REMINDER

Please do not put trash out **before 6:00 p.m.** the night before the scheduled pickup day. **Garbage cans must be stored out of public view.** Trash pickup days: Wednesday & Saturday.

Heavy Pick-up is on Saturday.

Republic Allied Services  
 281-446-2030

## CELEBRATE SAFELY

### If You're Going to a Party:

- Always designate someone who will not be drinking (at all) who can drive everyone home safely.
- If you're attending an event on your own and plan to consume alcohol, be sure to prearrange a safe ride home from a friend or family member. Or plan ahead to call a local taxi or ride-

sharing service for transportation.

### If You're Throwing a Party:

- Provide a selection of nonalcoholic beverage alternatives.
- Serve plenty of snacks to party guests who are drinking alcohol, as food slows the body's rate of alcohol absorption.

- Give a gift to guests who volunteer to be designated drivers.
- Take the car keys away from guests who have had too much to drink.
- Be prepared to help arrange transportation for impaired guests. Have taxi or ridesharing service contact info handy.

## SCOOP THE POOP

Everyone wants a cleaner neighborhood, but pet waste is a subject most people like to avoid...literally. Pet waste is more than smelly and unpleasant: it is a health risk to other pets, water bodies and people, especially children.

Pet waste left on sidewalks, streets and grassy areas washes into storm drains when it rains and channels untreated to neighborhood creeks and lakes. Pet waste left on the ground contributes harmful bacteria, parasites, and viruses to waterways. In addition, pet waste contains nutrients that accelerate the growth of nuisance algae.

The bottom line is that pollutants such as pet waste that end up in storm drains

erode the beauty of Sugar Land's creeks and rivers and endanger drink-water and aquatic life.

Top Ten Reasons to Scoop:

10. Poop attracts disease-carrying pests.
9. Pet waste ruins the reputation of dog owners.
8. Kids can track pet waste into houses.
7. Pet waste offends the neighbors.
6. Some dogs eat poop...don't make it more difficult for their owners!
5. Scooping keeps poop from accumulating faster than it degrades.

4. Shows respect for neighbors.
3. Pet waste ruins the appearance of property.
2. Scooping is healthier for pets and their owners.
  1. *Runoff from pet waste can contaminate local water bodies.*

Please be a responsible pet owner and pick up after pets. When walking a dog, take a plastic bag along and dispose of the waste properly in a trash can. **Scoop the poop... and please remember not to dump anything down a storm drain!**

For more information on Stormwater Management, visit the City's Web site at [www.sugarlandtx.gov](http://www.sugarlandtx.gov).

## SUMMERFIELD SNIPPETS

**GRASS CLIPPINGS:** Please keep in mind that all grass clippings and debris should be cleaned up from the streets after doing yard work. If left on the street, they will end up in the sewer drains and cause poor drainage for water.

### BASKETBALL GOAL REMINDER:

All portable basketball goals must be stored up against the home or in the driveway when not in play.

**GARAGE SALE SIGNS:** If you put out signs to advertise your garage sale, please remember to take them down as soon as the sale is over.

### STREET/CURB DAMAGE & STREET LIGHTS:

If your street has

holes, concrete missing, curb damage or is sinking in spots, please report it to Fort Bend Road and Bridge at 281-342-4513 or go to [www.summerfield-website.com](http://www.summerfield-website.com), click on links, click on the Fort Bend website, then click on Road and Bridge. Keep reporting it once or twice a month until it is fixed.

To report a street light out contact CenterPoint at [CenterPointEnergy.com/outage](http://CenterPointEnergy.com/outage).

**TRASH CANS:** Please remember that trash cans should be stored out of sight at any time other than pickup days when they are at the curb. Please do not place cans at the curb earlier than 6:00 p.m. the night before pickup.

### IMPORTANT DATES

**12/16** - Holiday Cookie & Craft Party, Clubhouse, 10 AM to 12 Noon

**12/16** - Judging for Holiday Decorating Contest

**12/19** - **NO HOA Monthly Meeting for December**

**12/22-29** - FBISD Holiday Break

**12/25** - Christmas Day

**12/31** - New Year's Eve

**01/01** - New Year's Day

**Fort Bend M.U.D. #25** - Fort Bend M.U.D. #25 Board Meetings are held the second Friday of each month. The meetings begin at 5:30 p.m. in the Conference Room adjacent to the M.U.D. Office on Old Richmond Rd.

## HOLIDAY DECORATION SAFETY TIPS

### Trees:

Many artificial trees are fire resistant. If you buy one, look for a statement specifying this protection.

A fresh tree will stay green longer and be less of a fire hazard than a dry tree. To check for freshness, remember:

- A fresh tree is green.
- Fresh needles are hard to pull from branches.
- When bent between your fingers, fresh needles do not break.
- The trunk butt of a fresh tree is sticky with resin.
- When the trunk of a tree is bounced on the ground, a shower of falling needles shows that tree is too dry.

Place tree away from fireplaces, radiators and other heat sources. Heated rooms dry trees out rapidly, creating fire hazards.

Cut off about two inches of the trunk to expose fresh wood for better water absorption. Trim away branches as necessary to set tree trunk in the base of a sturdy, water-holding stand with wide spread feet. Keep the stand filled with water while the tree is indoors. Place the tree out of the way of traffic and do not block doorways. Use thin guy-wires to secure a large tree to walls or ceiling. These wires are almost invisible.

### "Snow"

Artificial snow sprays can irritate lungs if inhaled. To avoid injury, read container labels; follow directions carefully.

### Lights

Indoors or outside, use only lights that have been tested for safety. Identify these by the label from an independent testing laboratory.

Check each set of lights, new or old, for broken or cracked sockets, frayed or bare wires, or loose connections. Discard damaged sets or repair them before using.

Fasten outdoor lights securely to trees, house, walls or other firm support to protect from wind damage.

Use no more than three standard-size sets of lights per single extension cord.

Turn off all lights on trees and other decorations when you go to bed or leave the house. Lights could short and start a fire.

Never use electric lights on a metallic tree.

The tree can become charged with electricity from faulty lights, and any person touching a branch could be electrocuted! To avoid this danger, use colored spotlights above or beside a tree, never fastened onto it!

Keep "bubbling" lights away from children. These lights with their bright colors and bubbling movement can tempt curious children to break candle-shaped glass, which can cut, and attempt to drink liquid, which contains a hazardous chemical.

### General Rules for Holiday Safety

- Keep matches, lighters, and candles out of the reach of children.
- Avoid smoking near flammable decorations.
- Make an emergency plan to use if a fire breaks out anywhere in the home. See that each family member knows what to do. **PRACTICE THE PLAN!**
- Avoid wearing loose flowing clothes—particularly long, open sleeves—near open flames - such as those of a fireplace, stove, or candlelit table.
- Never burn candles near evergreens. Burning evergreens in the fireplace can also be hazardous. When dry, greens burn like tinder. Flames can flare out of control, and send sparks flying into a room, or up the chimney to ignite creosote deposits.
- Plan for safety. Remember, there is no substitute for common sense. Look for and eliminate potential danger spots near candles, fireplaces, trees, and/or electrical connections.

...information provided by the U.S. Consumer Product Safety Commission

## STATE LAW MAKES SUGAR LAND STREETS LESS SAFE

Sugar Land City Council recently repealed a new distracted-driving ordinance after the Texas Legislature approved a less restrictive law that preempts local control.

Sugar Land's law was approved in February and prohibited the use of portable electronic devices while driving a vehicle in Sugar Land unless the device was in hands-free mode or being used for an emergency. The law included portable electronic devices including mobile

phones, personal digital assistants, MP3s or other hand-held music players, electronic reading devices, laptop computers, pagers, electronic game devices and more.

The new state law preempts all local distracted-driving ordinances and only prohibits texting while driving. The state's law is difficult to enforce according to the Sugar Land Police Department.

Sugar Land's distracted driving ordinance was originally enacted following an extensive education campaign and public review process. The public was presented with three options and chose to restrict the use of portable electronic devices while operating a vehicle.

With the state's requirement for a less restrictive law, Sugar Land police will focus on continued public education to encourage motorists to avoid the use of electronic devices while driving.