

Sugar Lakes

May/June 2007

HOMEOWNERS ASSOCIATION REPORT



POOL PARTY !!! Mark your calendars June 2 from 2 to 6 p.m.



Our third annual Pool Party is Saturday, June 2. Join us at the Sugar Lakes community pool for a fun time that includes all homeowners, their families and grandchildren. Fun and games are scheduled from 2 to 4 p.m. and James Coney Island will be serving hot dogs and snow cones from 4 to 6 p.m. Food is free and will include a vegetarian selection as well as soft drinks and other goodies. Plan on having a fun afternoon at the pool with your neighbors.

This special community event affords you and your family a great opportunity to socialize with old and new neighbors. (The pool of course will be open as usual from 12 P.M. until 8 P.M. that day).

Watch for your postcard reminder in the mail...In the meantime, be sure to mark your calendar for the big June 2 Pool Party !

---Sugar Lakes Social Committee

COMMITTEE CONTACTS

Architectural Control

Jose Villegas – Sterling ASI
jose@sterlingasi.com
281-447-3388
Board Liaison—Mark Hudec

Facilities

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Board Liaison – Leonard Goltzman

Communication

Board Liaison – Tricia Bradbury

Landscape

Board Liaison – Darryl Sherman

Lakes

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Board Liaison – John Clennan

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Board Liaison – John Clennan

Social Committee

Ellen Walsh
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281-494-6545
Board Liaison – Leonard Goltzman

FACILITIES COMMITTEE

By Bob Walsh

Watch for the next report in our July/August newsletter edition.

LAKES COMMITTEE

HOA BOARD OF TRUSTEES:

Tricia Bradbury Triciabrad@aol.com President	281-242-2338
John Clennan attyclennan@aol.com Treasurer	281-491-8090
Leonard Goltzman LTC9660@aol.com Vice President	281-313-0046
Mark Hudec mhudec@ix.netcom.com Secretary	281-313-4015
Darryl Sherman dsherman6172@houston.rr.com	281-491-6898

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Watch for the next report in our July/August newsletter edition.

LANDSCAPE COMMITTEE

Contact HOA board liaison Darryl Sherman, 281-491-6898 or dsherman6172@houston.rr.com, with your concerns and observations. Thank you!!!

SOCIAL COMMITTEE

By Ellen Walsh

Sugar Lakes Pool Party

Just a reminder that the 3rd annual Sugar Lakes pool party will be **Saturday June 2**. Mark your calendars. There will be fun and games from **2 to 4 PM** and James Coney Island will be there from **4 to 6 PM** with hot dogs and snow cones. There also will be a vegetarian selection. Come and bring the kids and grandkids. Looking forward to seeing you all.

WEBMASTER WANTED

The Sugar Lakes HOA Board of Trustees is currently searching for a volunteer to serve as webmaster for our neighborhood web site, www.sugarlakes.org. If you are willing to commit to maintaining updating our site, please contact Tricia Bradbury, Triciabrad@aol.com or 281-242-2338.

HOA DIRECTORY

Our neighborhood directory contains a listing of Sugar Lakes residents as well as Architectural Control Committee guidelines, important contact numbers, and a listing of local advertisers. The most current directory is **2005**.

Updates for you 2005 directory:

Delete:

Mehrotra, Rahul
Nelsen, Ancelin Shah & Fred
Schnellhardt, Steve & Judy

Add:

Chui, David
410 Brook Shore Court

Muscarelle, Antonio & Gail
1027 Mockingbird Way

Young, Victor
919 Goldfinch Ave.

POOL HOURS

The pool opens Memorial Day weekend. The pool is closed on Mondays for maintenance unless otherwise stated. Please note: If the pool is open for a holiday that falls on a Monday, the pool will be closed for maintenance the following day.

MAY

26, 27, 28, 30, 31

Saturday	1:00PM - 7:00PM
Sunday	1:00PM - 5:00PM
Memorial Day	1:00PM - 7:00PM
Tuesday, May 29	Closed
Wed & Thursday	1:00PM - 7:00PM

JUNE

Monday	Closed
Tues - Sat	1:00PM - 7:00PM
Sun	1:00PM - 5:00PM

JULY

Monday	Closed
Tues - Sat	1:00PM - 7:00PM
July 4th	1:00PM - 7:00PM
Sun	1:00PM - 5:00PM

AUGUST

Open each day except Monday until August 10 then weekends only

Monday	Closed
Tues - Sat	1:00PM - 7:00PM
Sun	1:00PM - 5:00PM

SEPTEMBER

Open Labor Day and weekends only

Saturday	1:00PM - 7:00PM
Sunday	1:00PM - 5:00PM
Labor Day	1:00PM - 7:00PM

YOGA CLASSES

By Daksha Shah

Yoga classes are conducted at the Sugar Lakes clubhouse led by Yoga instructor, Daksha Shah. Her practice style involves stretching postures and breathing exercises. Her unique yoga method strengthens the entire body while

relieving stress.

Classes are held every Monday and Thursday at 9:00am at the clubhouse. Please call Daksha at 281-530-6656 or email at daksha60@yahoo.com for more details.

NEIGHBORHOOD WATCH



Be sure to enroll in our Neighborhood Watch Network to receive e-mail notices of criminal activity in the area as well as news specific to Sugar Lakes. This network

also serves as a lost and found service and has helped reunite lost pets with owners. If you do not have access to e-mail you can still be a part of our Neighborhood Watch system. Contact Jana at 281-565-6056. *Keep in mind that only those who sign up to receive this information are notified!!*

Enroll or update your e-mail address by contacting Jana Baumann at jwbaumann@outdrs.net.

DISTRICT 2 UPDATE

By Cyril Hosley, City Council Member District 2

Wayside Horns

It is with great pleasure that I can tell you the City has signed an agreement with Union Pacific to install wayside horns at each railroad crossing through the Highway 90A corridor in Sugar Land. Installation will be made by UP and the City will be responsible for all financial costs incurred. The City has already ordered the equipment from the supplier. We have been given a timeline of April to October for all the crossings to be completed and tested. Given that weather and other delays are possible, I would hope the horns are operational by Thanksgiving.

This certainly has been a long time in coming. These horns will sound only as a train approaches that intersection and

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will cease as soon as the engine enters the intersection. Instead of a sound that is high on the train and moves with the

train, thereby spreading the noise over the general area, these horns are directed at the roadway and should be easier for those cars crossing the tracks to hear. They, of course, will be much less intrusive on the homes in the vicinity and should help this area as we see a greater increase in the train traffic on this route. Ours is the first City in the country to complete a contract with Union Pacific for an installation of this kind. We also understand our contract will be the model for all other joint ventures, and that there are a number of cities waiting in line to do the same thing. I am very happy with the diligence of our staff and Council in negotiating with an entity that really did not want to negotiate. I believe this is an incredible accomplishment for our community and will improve our quality of life.

Elections

May 12 is the date for School Board elections and the County Mobility Bond Election. Since only one person filed for the District 2 vacancy and the other District Council Members were unopposed, there will be no City elections. It is with great pleasure that I announce Don Olson will represent us for the next two years. My last meeting will be May 15 where he will take his oath of office. I know he will do a wonderful job and will work hard to make sure our voice is heard at City Hall.

The County Commissioners have before us in May a very important Mobility Bond Election. City Council has worked very hard with the Commissioner for this area, James Patterson, to assure that Sugar Land receives a fair return for the County taxes we all pay. I am pleased to tell you that the bond proposal we will vote on in May contains funds to partially fund four important road projects for Sugar Land. Among those projects are the upgrade of Dulles Avenue, improvements to Dairy Ashford, numerous segments of University, and the extension of Lexington Blvd. In addition, there are several other small projects that directly benefit our City.

The Commissioners believe this will cause an increase of two cents on the County tax rate. No one wants to pay

higher taxes, but road improvements are sorely needed in Fort Bend County and, in my opinion, the improvements will be worth the additional cost. As a citizen of Fort Bend, I pay the same taxes you do and would certainly not support this if it were not good for Sugar Land residents. However, I feel we are getting a fair return on our investment and the projects are needed for the health and safety of our community. Please join me in voting "yes" in May.

If you have any questions about the issue, feel free to contact me, or Commissioner Patterson. We would be happy to answer any of your questions or talk about any concerns you might have.

Flood Insurance

Many may have heard that FEMA is working on new flood maps for our area. Initial reports indicate that there may need to be some improvements made to our levees because of changes in the elevations of the Brazos River. The City will work with FEMA, the LID directors, and other entities, to make sure that our levees are safe and that we continue to have the right to purchase affordable flood insurance.

In fact, if you do not have flood insurance, I would encourage you to talk to your insurance agent and purchase it now. We live close to several bodies of water and are in a flat area that is prone to flooding. I do not live in an area where my mortgage company requires the insurance. However, as I watched the water rise during Tropical Storm Allison, I realized it was a very small price to pay for peace of mind and protection during any rising water event. Construction, landscaping, and other changes to the natural drainage surrounding our homes, cause most flood events in our area. The insurance is affordable. Even if rates were to go up in our area, anyone with current flood insurance is "grandfathered" under the current rate structure.

Let me assure you that accurate flood maps are important for our community

and the City is working with FEMA to make sure the final product is one that is correct. With current and accurate

information, the City as flood plain administrator will make sure that improvements are made so that our drainage system is adequate and our levees are of the appropriate height. You can do your part by purchasing flood insurance to protect your property during any event caused by rising water.

It has been an honor to represent you at City Hall for the last nine years. I have welcomed the opportunity to work with you to make this a better community. My family and I will continue to live in Sugar Land in District 2; but, as of May 15, because of term limits, I will no longer serve as your elected representative. Thank you for your support and the confidence you have shown in me over the years. I will forever be grateful that you gave me this wonderful opportunity.



SWIM LESSONS

We offer comprehensive swimming lessons to your child that allow him or her to feel confident in, and around, the water. With our multi-level swim program your child will learn how to swim skillfully and safely. Here at Texas Aquatic Enterprises, Inc. we believe that water safety is imperative to children and adults alike. Our swim instructors complete an in-house training program that is geared around keeping it safe while having fun!

Please call (713) 416-5161 or Email swimlessons@TexasAquaticEnterprises.com to schedule swim lessons or get more information!

9TH ANNUAL H2O EXPO

The City of Sugar Land Public Works Department is sponsoring H2O EXPO, a citywide celebration in honor of National Water Week. This annual event will be held on Wednesday, May



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9, from 3:30 – 6:30 p.m. at Oyster Creek Park, 2511 Eldridge

Road. The H2O Expo is an afternoon of water-related education, events and fun!

A variety of entertainers, local governments, community groups, and vendors will join the City's Utilities Department in providing entertainment and education focused on water, conservation, and environmental issues. This year's H2O EXPO will have hands-on activities and interactive demonstrations to captivate any age group. Back by popular demand this year is the live Reptile Adventures show! Come get face to face with your favorite reptiles! There will also be games, a clown, door prizes, a moonwalk, art activities, and face painting. Complimentary refreshments will be served.

In conjunction with Water Week, winners of the Fort Bend ISD book cover art contest will be recognized during the event. The City of Sugar Land sponsors a contest for the best drawing depicting a water pollution prevention or water conservation theme. Winners from each age category will have their drawing portrayed on FBISD book covers in the 2007-08 school year.

INCORPORATING LEARNING INTO SUMMER FUN

Kumon Math and Reading Gives Students a Boost

For children, learning is an ongoing process—one that continues even after the last bell of the school year. As your family gears up for fun, sun and relaxation, don't forget that educational activities can be incorporated into vacation plans. Educators remind parents that time off from school shouldn't mean a vacation from learning. Research shows that the pre-frontal cortex of the brain is growing during the first 20 years of a child's life—and so the child should always be nurturing, fueling and exercising his or her brain.

A lack of learning activities during the summer months could result in lost

stimulation during a critical development period. "It is just as important for children to participate in learning activities that exercise their growing minds as it is to be involved in physical activities that keep their bodies healthy and strong," says Dr. Mary Mokris, education specialist for Kumon Math and Reading Centers.

Kumon provides a unique method of learning designed to help each child develop and master the basic skills needed to perform to his or her full potential. The curriculum spans material from preschool to college. Students begin the program at a comfortable starting point and work independently on daily worksheets to build confidence and independent learning skills. This approach allows students to achieve individual goals and advance.

The end of the school year is quickly approaching. If your child finds their school work too challenging, or perhaps not challenging enough, Kumon will individually tailor a program to help your child reach their full academic potential.

The Kumon Math and Reading Center of Sugar Land – Town Center, located at 16103 Lexington Blvd, #G, is open for Kumon and Junior Kumon students on Mondays and Wednesdays from 4:00 p.m. to 7:00 p.m., and Saturdays from 10:00 a.m. to 12:00 p.m. The Kumon Math and Reading Center of Mission Bend/Bellaire Blvd, located at Pavillion Point, is open for Kumon and Junior Kumon students on Tuesdays and Thursdays from 3:30 p.m. to 7:00 p.m. To obtain more information about the either of these Kumon Math and Reading Centers or to schedule a free placement test for a child, please call (281) 242-8650 or (832)-452-9488, email rekhatpatel@ikumon.com, or visit the Kumon online at www.kumon.com.



REAL ESTATE CENTER ECONOMIST WARNS OF FORECLOSURE 'RESCUE' SCAM

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Convinced that home foreclosures will rise dramatically in the next two years, the chief economist for the Real Estate Center at Texas A&M University warns that a new scam threatens homebuyers desperately looking for a way out of financial stress.

"Predatory lenders now offer what they call 'rescue loans,'" said Dr. Mark Dotzour, "but homebuyers are neither rescued nor do they actually receive loans."

Homebuyers who purchased homes with sub prime loans are especially vulnerable, he said. Predatory lenders are targeting sub prime borrowers who have some equity built up in a home but who are having difficulty meeting monthly mortgage payments.

Homebuyers with impaired or nonexistent credit histories often turn to sub prime loans despite the higher interest that comes with them. According to Dotzour, many are about to discover that their "American dream" has turned into a nightmare.

Here is how the scam works. The homebuyer gets behind on mortgage payments. The predatory lender offers a "loan to get caught up" on the delinquent mortgage payments. In exchange for the rescue, the homeowner signs over the title to the predator, who promises that the homebuyer may remain in the home while paying rent. The predator then sells

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the house to someone else, and the original homeowner gets an eviction notice.

About a dozen states have passed laws designed to deter rescue loan fraud, but Texas is not one of them.

“The scam is called a loan, but it is not,” says Dotzour. “It really is a buy-out with a leaseback.”

Dotzour fears the problem is going to get much worse. As of Oct. 31, some 4 percent of borrowers who obtained sub prime loans in 2006 were 60 days or more behind on payments. He said the delinquency rate is running twice that of a year ago.

“Foreclosures are up 27 percent in the last 12 months,” said the noted economist, “but that’s still low in my books. I’m betting 2007 U.S. foreclosures will double last year’s total.”

Sub prime mortgage volume has increased fivefold in five years. The Mortgage Bankers Association estimates that \$1.1 trillion to \$1.3 trillion in subprime loans are due to adjust to higher interest rates in 2007.

“Obviously there will be a much higher foreclosure rate in the next five years,” said Dotzour, “regardless of whether there is an upswing or downswing in the economy.”

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FIND YOUR GREEN THUMB

The City of Sugar Land and the Fort Bend County Master Gardeners are offering Green Thumb Seminars, a series of free monthly seminars providing useful and practical advice to home gardeners. Participants will gain practical information and the knowledge to help them have the best looking yards in the neighborhood.

The seminars are held on the second Thursday evening of each month from 7

to 9 PM at the Eldridge Park Conference Center located at 2511 Eldridge Road.

May 10, 2007 - Gardens to Attract Butterflies & Birds

June 14, 2007 - Landscape Planning & Renovation

July 12, 2007 - Pest Control

For more information contact Mary Beth McCaughey, 281-565-4658, or Sugar Land Public Works Department, 281-275-2450.

TREE INSPECTIONS BEGIN

The tree trimming grace period ended January 1, 2007. City Staff is visiting every neighborhood and working with the homeowners association or property management groups to ensure compliance at all levels of maintenance responsibility. The inspectors will be in Sugar Lakes some time after April 30. To help assure compliance, please tell your friends and help your neighbors if compliance is difficult for them.

Here’s what the ordinance says:

All tree limbs and vegetation growing in or near a right of way, including side yard trees and backyard trees if you back up to a street, must be trimmed to the regulated height:

- Where the tree overhangs a residential street (less heavy truck traffic), there must be a clear space under the tree that is 12 feet above the street surface and 8 feet above the sidewalk surface.
- Where the tree overhangs a non-residential street (occasional semi-trailer traffic), there must be a clear space under the tree that is 14 feet above the street surface and 8 feet above the sidewalk surface.

If no action is taken to trim the trees, a letter will be sent advising the home or business owner of the violation. After 30 days a re-inspection occurs. If the violation persists the Code Enforcement Department will issue a citation to appear in court.

Help ensure there is enough clearance for large vehicles such as fire trucks, ambulances, and garbage trucks to safely

navigate City streets with a clear view of the traffic safety devices.

If you have a question about maintenance responsibilities you can contact your homeowners association or the City at (281) 275-2450.

SPRING GARDEN TOUR MAY 12

The Sugar Land Garden Club will host its annual Spring Garden Tour on Saturday, May 12, from 10 AM to 5 PM. The tour, which makes a great Mother’s Day activity, showcases nine gardens that feature a unique sampling of design and gardening styles in the Sugar Land and Missouri City area. Club members will be available at each location to share gardening tips and to answer questions.

Tickets are \$10 for the entire tour or \$2 each for any of the private gardens, and are available for purchase at any of the gardens. For more information, visit <http://www.sugarlandgardenclub.org/> or call 281-565-4658.

Proceeds from the tour go toward funding the annual scholarship program offered by the Sugar Land Garden Club, purchasing books for the library and support for other community organizations.

Featured gardens:

Old Sugar Land
836 Lakeview Dr. **
602 Lakeview Dr.

New Territory
13 Turtle Creek
35 Turtle Creek

Sugar Land (First Colony)
2431 Wagon Run
4302 Tarlton Way
4033 SH 6 (Liberty Garden at Oyster Creek)

Missouri City (Quail Valley)
3319 Robinson Rd.

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2803 Glen Lakes **

** Suggested starting point

Sugar Lakes 05/07
WWW.SUGARLAKES.ORG

DID YOU KNOW?

Next newsletter deadline: June 15.

The Sugar Lakes HOA Board of Trustees meets monthly at 6:30 p.m. in executive session (for discussion of legal matters which involve individual homeowners) and 7 p.m. in general session at the clubhouse (The Landing). Check our informational sign for dates or call Carmen Gaytan or Tanzee Daily, 281-491-0266, or Jose Villegas, 281-447-3388, at Sterling Association Services, Inc., to confirm meeting dates and time.

If you would like to present an issue before the Board, please contact Jose Villegas, 281-447-3388 or one of the HOA board members.

CLUBHOUSE RENTAL

Residents of Sugar Lakes who wish to use the Sugar Lakes Clubhouse for parties or other events should call **Tanzee Daily** or **Carmen Gaytan** of our management company, Sterling Association Services, at 281-491-0266. They will be happy to reserve the building for you and provide an explanation of fees and other necessary details.

Homeowners Association Report

Editor and Publisher

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Please recycle



PAID
Sugar Land, Texas
Permit No. 179

Pool opens
Memorial Day
weekend

710 KINGFISHER DR.
SUGAR LAND, TX 77478