

SUGARLAND RUN



SEPTEMBER 2018
NEWS

SUGARLAND RUN HOMEOWNERS ASSOCIATION

200 Greenfield Court, Sterling, VA 20164 ■ manager@srhoa.com ■ 703-430-4500 (phone) ■ 703-430-4501 (fax)
www.srhoa.com

WHAT'S HAPPENING

HOA Annual Meeting: The Sugarland Run Annual Meeting is scheduled for November 14, 2018 at 6:30 pm. If you are interested in running for the board, please contact the office at (703)430-4500. There are three seats available for election. This is your time to become involved in your community.

Pool Passes: As the season comes to a close please be advised that all permanent pool passes and guest passes are used each season. Please do not throw away your pool pass or guest pass.

THOA Trash: There have many occasions where homeowners are dumping trash in the common areas around the townhouses. This is very costly to the association as we must pick up the trash and take it to the dump. We asked that you be mindful and if you have a large amount a trash, you should contact American disposal for a large item pick up. American Disposal (703)368-0500.

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NOTICE



ARC UPDATE

Please note that as the weather starts to cool down it is important that you get all your projects completed. Please remember that all exterior modifications to your house will need to have an approval from the ARC. Applications can be located in this newsletter, online (www.srhoa.com), or in the office.





COMMUNITY CONTACTS

Sugarland Run HOA/THOA

Community Manager

Gabriela Garza, CMCA®, AMS®
Sequoia Management Co., Inc.
manager@srhoa.com
703-430-4500 (phone)
703-430-4501 (fax)

SRHOA Board of Directors

srhoa_board@srhoa.com
Meets 1st & 3rd Wed at 6:30 pm
Raed Muslimani, President
Karl Acorda, Vice President
Kevin McKernin, Secretary
Rebecca Thomas, Treasurer
Arnaldo Irizarry
Jorge Frapiccini
Diane Bayless
Johnny El Zein
Jimmy O'Connor

SRTHOA Board of Directors

thoa_board@srhoa.com
Meets 2nd Wed at 7:00 pm
Patrick Noto, President
Marie Thomen, Secretary
Marit Hughes, Vice President
Ken Brennan

Architectural Review

Committee (ARC)

arc@srhoa.com
Meets 2nd Tues at 7:30 pm
Alicia Winterbottom, Chair
Brenda Hansen
Misty Young

Community Activities

Committee (CAC)

srhoacac@gmail.com
Meets 4th Tues at 6:00 pm
Glory Barbaris, Chair

Sugarland Square Association

Patriot Properties
571-291-2165
Jake Kelly, Manager

Hunington Ridge I

TWC Management
703-437-5800
Sarah Helander, Manager

Hunington Ridge II

GHA Community Management
703-752-8300

Hunington Ridge III

GHA Community Management
703-752-8300

Emergency

911

Sheriff's Office Non-Emergency

703-777-1021

Loudoun County Animal Control

703-777-0406

Battlefield Towing (THOA)

703-430-9007

American Disposal (THOA)

703-368-0500

VDOT Service Request

800-367-7623

IMPORTANT INFORMATION

ARCHITECTURAL CHANGES

All Exterior Modifications need to be approved by the ARC. Applications are available on the website or at the office.

BOARD MEETINGS

All Board Meetings are open to all residents.
1st HOA Meeting at the Community Center.
2nd HOA Meeting at the Office Building.
THOA Meeting at the Community Center.

TOWNHOUSE SERVICES

Trash removal Monday and Thursday.
Snow Removal
Common ground care

HOA MONTHLY ASSESMENTS

Single Family-\$67.76
Townhouse-\$67.76
Hunington Ridge-\$33.87
Sugarland Square-\$67.76
THOA Monthly Assessment-\$59.23



Forms, Meeting Minutes, Guidelines and More Information
Available at the Community Office and
www.srhoa.com



DIRECTORS' CORNER

Hello Neighbors

If you haven't been to the pool yet this year, you only have a few more days until the pool closes for the season. The last day of the swim season is Labor Day, September third. The pool has functioned with very few problems this year. Thanks to our property manager Gabriela Garza remaining ever vigilant to the pool operations. Thank You, Gabby!

At the August Board of Director's meeting we discussed paving work on our trails. We have one proposal for trail repair, but have not yet moved on it awaiting other proposals.

Under new business, the Board approved a proposal from Premier Landscaping to remove a number of dead trees from common ground all around Sugarland Run. The majority of the dead trees are Ash trees.

The Board also discussed and approved the installation of two new security cameras to monitor the new playground and the new garage.

Lastly, under new business, we again discussed the flooring in the Community Center. We have had estimates, but so far, they have all been too expensive.

Our manager reported that she has hired a fulltime Admin and a fulltime inspector, bringing our office staff back up to capacity.

Management also reported recent incidents at the pool of disruptive residents not following the rules and threatening the lifeguards. In one situation, a youth was admonished by the guards to follow the pool rules, when he became belligerent started cursing at and "flipping off" the guards. Finally, the sheriff's office was called and the youth was removed from the pool. Another situation arose when an adult arrived at the pool without a pool pass. The guards informed him that he needed to go to the office to take care of getting a pool pass. He refused and demanded that someone from the office go to the pool. He then proceeded to enter the pool with his family. One of the staff did come to the pool and informed him that he did in fact need to show a pool pass for entrance to the pool, at this point he became angry that we did not have a system to lookup residents without passes. Eventually, two deputies were required to remove the man from the pool.

Remember, our lifeguards are employees of Winkler Pool Management, and not Sugarland Run employees. They cannot settle disputes with your account, these problems should be addressed by the office.

Finally, school is back in session, so slowdown when driving and watch for pedestrians and bicyclists. Speeding is still a major concern on Sugarland Run Drive.

Regards,
Kevin McKernin
Secretary, Sugarland Run HOA Board of Directors



Another successful swim season for the Sugarland Run Dolphins has ended. Our swimmers worked hard, improved skills, and had lots of fun!

THANKYOU very much, Sugarland Run Residents, for your continued support!

Join us next year! Look for an announcement in April regarding registration. You can also stay in touch via our Sugarland Run Dolphins website.

**CONGRATULATIONS TO THE FOLLOWING SWIMMERS
FOR THEIR ACHIEVEMENTS:**

All Stars Meet Qualifiers

Sally Burkley, Kieran Wright, Kyle Johnson, Ian Coulter, Kien Ly

All Stars Alternates

Lauren Belt, Lili Domonkos, Levi Domonkos, Alex Rutkowski,
Joseph Sgambati, Justin Truong



SEPTEMBER 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 HOA Meeting 6:30 pm	6	7	8
9	10	11 ARC Meeting 7:30 pm	12 THOA Meeting 7:00 pm	13	14	15
16	17	18	19 HOA Meeting 6:30 pm	20	21	22
23 30	24	25 CAC Meeting 6:00 pm	26	27	28	29

OCTOBER 2018

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2	3 HOA Meeting 6:30 pm	4	5	6
7	8	9 ARC Meeting 7:30 pm	10 THOA Meeting 7:00 pm	11	12	13
14	15	16	17 HOA Meeting 6:30 pm	18	19	20
21	22	23 CAC Meeting 6:00 pm	24	25	26	27
28	29	30	31			

**APPLICATION FOR ARCHITECTURAL MODIFICATION**

HOA Account # _____

THOA Account # _____

For complete information on the Architectural Review Committee and procedures, please refer to the ARC Guidelines and the Declaration of Covenants, Conditions and Restrictions. Please be sure to fill out this form in its entirety, to include any supporting documentation as required by the ARC Guidelines.

NAME: _____ DATE: _____

SINGLE FAMILY: _____ TOWNHOUSE: _____

ADDRESS: _____

PHONE NUMBER: (H) _____ (W) _____

EMAIL: _____

CURRENT SIDING COLOR: _____ CURRENT ROOF COLOR: _____

CURRENT TRIM COLOR: _____ CURRENT WINDOW COLOR/MATERIAL: _____

DESCRIPTION OF PROPOSED IMPROVEMENT: _____

Contractor's Name: _____ *License #:* _____

ESTIMATED START DATE: _____

ESTIMATED END DATE: _____

I agree to comply with the Declaration of Covenants, Conditions and Restrictions, ARC Guidelines and County building codes in making the above improvement(s). Permission is hereby granted for the members of the ARC and appropriate SRHOA staff to enter onto my property to make reasonable inspections of the requested improvement location (s). **I understand that the display of Contractor signs is NOT permitted.**

OWNERS SIGNATURE _____

DATE _____

ARC DECISION

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**COMMUNITY BUILDING RENTALS****AVAILABILITY****DEPOSIT****RENTAL COST**

8:00 a.m. - 12:00 midnight	\$500.00	\$25.00 per hour (Office Building)
		\$40.00 per hour (Community Center Without Kitchen)
		\$50.00 per hour (Community Center With Kitchen)

ALL RENTALS REQUIRE A 4-HOUR MINIMUM



JOIN US FOR

LABOR DAY POOL PARTY

FOOD • DRINKS • SWIM

Monday, September 3, 2018 | 12pm
Sugarland Run Community Pool
200 Greenfield Court, Sterling, VA

*We'll have hot dogs, chips, beverages. Please remember to
bring your pool pass and guest pass for guest.*





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Sugarland Run News
Sugarland Run Homeowners Association
200 Greenfield Court
Sterling, VA 20164

 PRINTED ON RECYCLED PAPER USING SOY-BASED INK.
AS A RESULT OF THIS NEWSLETTER 2 TREES HAVE BEEN PLANTED!

Addressing Water Concerns in your Garden and Yard by Diane Bayless

This summer has been a challenge for many Sugarland gardens. We had our usual days of high heat and some dry spells, but we also had more than our share of rain. Enough rain, in fact that my yard periodically looked more like a river or pond than anything else. Based on comments from others that seems to have been a fairly common issue, especially for those of us who live at the lower end of the many slopes here in Sugarland. Others, on the other hand, who reside on higher ground were concerned about water running away from their property and the effect it was having. Those are issues that come from living in a community where slopes, small hills and the creek bed break the monotony of flat ground, and provide a welcome vista, but sometimes pose a challenge.

How a homeowner or resident deals with their water issues can be affected by many factors. It can be costly and/or time consuming to terrace, regrade your yard or add French drains or similar drainage systems. Homeowners also need to be aware that changes to the grading that affects adjacent property may need ARC approval.

However, depending on the water issues you face, there might be less expensive landscaping and planting you can use to mitigate the issue. Steps you take to make your soil less compacted, such as adding compost and organic material can help it absorb more water, reducing runoff and erosion. Planting ground covers can also help control erosion and runoff because plant roots hold the soil and dense vegetation can slow down water to give it more time to soak into the ground. If you have low lying areas that collect water during wet periods, a rain garden might be the solution. A mixture of plants that tolerate both occasional flooding as well as dry spells can help clean pollutants from the rainfall and stormwater runoff and allow it to seep into the ground.

The following online resources can provide guidance on reducing erosion and runoff and plant suitable for rain gardens:

https://pubs.ext.vt.edu/content/dam/pubs_ext_vt_edu/426/426-722/426-722.pdf

http://pubs.ext.vt.edu/content/dam/pubs_ext_vt_edu/426/426-043/426-043.pdf.pdf

<http://extension.udel.edu/factsheets/rain-gardens/>

http://water.rutgers.edu/Rain_Gardens/RGWebsite/misc/Rain-Gardens-Tech-Guide.pdf

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