

SUGARLAND RUN



DECEMBER 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

Office Closures: The office will be closed in observance of the Holidays as follows: Monday, December 24th and Tuesday, December 25th the office will be closed. December 31st we will close at noon and January 1st will be closed. The office will also be closing at noon on the following dates:

December 7, 2018	December 21, 2018
December 14, 2018	December 28, 2018

ARC Update: Please note that with the winter season upon us we will continually do inspections. We do understand that during the winter season painting, power washing, and driveway work cannot be completed. Please contact the office so that we may work with you to remedy any violations.

Annual Meeting Re-cap: The Sugarland Run Board of Directors would like to extend their gratitude to the following board members that served their community for several years. Kevin McKernin, Rebecca Thomas and Johnny El Zein. The board would like to welcome back Jorge Frapuccini was re-elected for another term. Glenys Wright and Sonia Ballinger were elected for the first time. Thank you to all board members for making the 2018 Annual Meeting a success.

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NOTICE

TOYS FOR TOTS



Toys for Tots

During this season of giving please help make a child smile. Please donate a new unwrapped gift for an area child to enjoy on Christmas morning. The Sugarland Run HOA office at 200 Greenfield Court will be an official drop-off site for Toys for Tots. Please bring a new unwrapped gift to "Breakfast with Santa". They will be picked up by the toys for tot elves.





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
Arnaldo Irizarry
Jorge Frapiccini
Diane Bayless
Jimmy O'Connor
Sonia Ballinger
Glenys Wright

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
Ellen Piacente

Architectural Review

Committee (ARC)

arc@srhoa.com
Meets 2nd Tues at 7:30 pm
Brenda Hansen
Misty Young
Glen Bayless

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 Community Center.
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

It's the last month of the year, and time to prepare for the cold and the snow! In preparing for the cold season, please make sure your pets are kept indoors. Grab your ice melt and snow shovels while they're in stock since the forecasters are predicting a heavy snow season.

The SRHOA meetings will only be held at the Community Center building going forward. This will eliminate any confusion about where the meetings will take place as well as be more accommodating to our residents.

At the November meeting, the Board discussed the pool rules and although the majority of the rules will stay in place, they will be tweaked to include manager's discretion when applying for pool passes.

The draft budget was also reviewed and approved. Due to the cost of removing trees that were hazardous to residential property, the board decided to increase the dues by five percent to have the flexibility to accelerate the removal of the trees in order to minimize and prevent any issues caused by them.

Speaking of budgets, the Board is also deciding what projects to tackle for next year. Trails, Street Lights, the Community Office building, the Community Center floors, as well as other projects are on the list for consideration. Should you see something you would like the Board to consider that will improve the community, please let us know.

We are also in the process of testing an online broadcasting system and eventually hope to have it running in the next month or so. The idea is to be able to have residents listen in on the Board meetings by clicking on a link.

The Board is also working on a memorial bench to be placed near the lake in remembrance of the work and dedication of Alicia Winterbottom to the community of Sugarland Run. Several styles as well as location of the bench is being considered.

You may have noticed some activity at the pool as Antonio LaBarbera, an Eagle Scout, is busily repairing the trim and siding of the pool shed for the Dolphin Swim team. Great work Antonio!

The sign at South Cottage and Seneca Ridge is being reviewed by the insurance company. Hopefully, that sign will be up soon.

Lastly, the final event for the Community Activities Committee (CAC) is Breakfast with Santa which will take place on December 8th from 9:00am-12:00pm in the Community Center. This is always a huge event attended by a lot of residents. Please check out the link on the facebook page and sign up to either give them a head count or to volunteer. Volunteers are always needed at these events and it's what makes them run so well and be so successful.

Hope you had a great 2018 and looking forward to 2019!

Karl Acorda,
Vice President, Sugarland Run HOA Board of Directors.


**SUGARLAND RUN HOMEOWNERS ASSOCIATION
2019 BUDGET**

		\$35.56 HR \$71.15 HOA
REVENUE		
RESIDENTIAL ASSESSMENTS	1,653,766	
LEGAL FEE REIMBURSEMENT	50,000	
LEGAL TURNOVER FEES	3,000	
CLUBHOUSE RENTAL	8,000	
SECURITY DEPOSIT (CLUBHOUSE RENTAL)	0	
POOL PASS REPLACEMENT	1,000	
POOL GUEST PASSES	500	
INTEREST - OPERATIONS	0	
INTEREST - RESERVES	500	
RETURN CHECK FEES	700	
VENDING INCOME	0	
MISCELLANEOUS INCOME	500	
TOTAL REVENUE	1,717,966	
GENERAL/ADMINISTRATIVE EXPENSES		
RESIDENT SURVEY	1,500	
BOARD FUND	600	
OFFICE SUPPLIES	7,500	
COMPUTER & SUPPORT	3,000	
TELEPHONE	12,000	
WEBSITE	1,000	
POSTAGE	30,000	
EQUIPMENT PURCHASES & LEASES	15,000	
MANAGEMENT FEES	359,929	
ACCOUNTING/AUDIT SERVICES	6,600	
LEGAL SERVICES - GENERAL	10,000	
LEGAL SERVICES - ARC	10,000	
LEGAL SERVICES - COLLECTIONS	100,000	
TAXES & LICENSES	1,000	
INSURANCE	33,000	
BOD MINUTES	3,750	
BAD DEBTS	20,000	
RESERVE STUDY	0	
VENDING EXPENSES	0	
TOTAL ADMINISTRATIVE EXPENSES	614,879	
COMMON ELEMENTS EXPENSE		
GROUND MAINTENANCE CONTRACT	95,000	
EQUIPMENT/TRUCK MAINTENANCE	2,500	
LAKE MAINTENANCE CONTRACT	5,000	
TREE REMOVAL	50,000	
COMMON GROUND CARE	5,000	
SNOW REMOVAL	20,000	
TOT LOT MAINTENANCE	15,000	
STREET LIGHT MAINTENANCE	35,000	
OPERATING RESERVES	50,000	
TOTAL COMMON ELEMENTS EXPENSE	277,500	
COMMUNITY CENTER & PROGRAM EXPENSE		
NEWSLETTER	20,000	
CUSTODIAL SUPPLIES & SERVICE	14,000	
COMMUNITY PROGRAMS (CAC)	6,000	
UNEXPECTED EXPENSE-EVENTS	10,000	
UTILITIES	85,000	
GENERAL REPAIRS	22,500	
SECURITY	5,000	
PEST CONTROL	2,000	
TOTAL COMMUNITY CENTER & PROGRAM EXPENSE	164,500	
POOL EXPENSES		
POOL CONTRACT	82,800	
SWIM TEAM	5,000	
POOL FURNITURE	4,000	
POOL MAINTENANCE	30,000	
POOL SUPPLIES	4,000	
POOL WATER	4,000	
TOTAL CONTRACTED SERVICES	129,800	
RESERVES		
TOTAL RESERVES	531,287	
TOTAL EXPENSES	1,717,966	
SURPLUS/(DEFICIT) FUNDS	0	

SUGARLAND RUN TOWNHOUSE OWNERS ASSOCIATION
SRTHOA 2019 BUDGET

	2019 Budget
REVENUE	
RESIDENTIAL ASSESSMENTS	385,775 44.22
TRASH ASSESSMENTS	156,857 17.98
LATE CHARGES	1,000
LEGAL FEE REIMBURSEMENTS	15,000
INTEREST INCOME- OPERATING	100
INTEREST INCOME - RESERVES	950
LEGAL TURNOVER FEE	1,000
MISCELLANEOUS INCOME	1,500
TOTAL REVENUE	562,182
ADMINISTRATIVE EXPENSES	
MANAGEMENT FEES	112,853
OFFICE SUPPLIES	2,500
POSTAGE/PRINTING	5,000
AUDIT & TAX RETURN PREP	5,000
LEGAL FEES GENERAL	7,000
LEGAL FEES COLLECTIONS	35,000
MINUTES/ SECRETARIAL SERVICE	1,300
PROFESSIONAL FEES	0
MISCELLANEOUS	100
BAD DEBTS	10,000
INSURANCE	20,000
VEHICLE MAINTENANCE	3,000
TAXES AND LICENSES	400
TOTAL ADMINISTRATIVE EXPENSES	202,153
CONTRACTED SERVICES	
TRASH REMOVAL	156,857
GROUNDS MAINTENANCE CONTRACT	70,000
TREE REMOVAL/MAINTENANCE	25,000
SNOW REMOVAL	75,000
SEWER MAINTENANCE	0
TOTAL CONTRACTED SERVICES	326,857
MAINTENANCE & REPAIRS	
CLEANING	0
SIDEWALK/CONCRETE	0
SIGNAGE	250
MISCELLANEOUS	3,000
TOTAL MAINTENANCE & REPAIRS	3,250
RESERVES	
REPLACEMENT RESERVE	8,000
RESERVES - PARKING LOTS	16,000
RESERVES - TOT LOTS	5,672
REINVESTED INTEREST	250
TOTAL RESERVES	29,922
TOTAL EXPENSES	562,182
SURPLUS/(DEFICIT) FUNDS	0



DECEMBER 2018

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

JANUARY 2019

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

**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



*'Tis the
Season to be
Jolly!*

Join us for
**BREAKFAST
WITH SANTA!**

SATURDAY, DECEMBER 8TH,
2018 AT 9AM

- COFFEE & JUICE FOR EVERYONE
- DELICIOUS BREAKFAST
- SWEETS TREATS FOR THE KIDS
- CRAFTS AND GAMES FOR KIDS
- PHOTO BOOTH

SUGARLAND RUN COMMUNITY CENTER
200 GREENFIELD CT., STERLING, VA
VOLUNTEERS ALWAYS NEEDED: SRHOACAC@GMAIL.COM





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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!

Indoor Gardening by Diane Bayless

By now, most outdoor plants have gone dormant for the winter, but you can still enjoy living plants inside. Traditional holiday plants such as poinsettia or Christmas cactus are showing up in stores now. These require specific care, especially if you hope to keep them around to bloom year after year. But there are many other houseplants that are fairly easy to maintain and provide a number of benefits.

Houseplants are not for everyone. Some can trigger allergies and many are poisonous to animals and people. But, in general, houseplants can add beauty and interest to your home, hide unwanted views and absorb noise. Many have an added benefit of helping to clean the air and regulate the humidity inside your home. Plants absorb carbon dioxide and release oxygen during photosynthesis. They also release moisture through their leaves which can help improve humidity during our dry winter months. Furthermore, the building materials, plastics, electronics, furniture, carpet, and cleaning products found in our homes often emit low levels of unhealthy pollutants such as carbon monoxide, formaldehyde, benzene and other gases. Many plants are able to absorb these chemicals and help to purify our air.

No houseplant is going to be totally maintenance free, but three plants that are fairly low maintenance and efficient as natural air filters are the Peace lily (*Spathiphyllum*), Snake Plant (*Sanservia*) and Spider Plant (*Chlorophytum comosum*). English ivy (*Hedra helix*) can be invasive outside but works great in a hanging basket inside. All have specific needs as far as light, water and soil type so it is important to understand the care instructions for plants you choose and be ever vigilant for plant pests and diseases. A good general source of information on houseplants can be found at https://pubs.ext.vt.edu/content/dam/pubs_ext_vt_edu/426/426-100/426-100.pdf. Caring for houseplants can be a great household responsibility for children – just keep an eye on them because over-enthusiastic watering kills more houseplants than underwatering!

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