

SUGARLAND RUN



JANUARY 2019
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 New Year on January 1, 2019.

2019 Assessments: The Sugarland Run HOA assessment is \$71.15 for single family homes and \$35.56 for Hunington Ridge. The Sugarland Run THOA assessment is \$62.20.

THOA Trash in Common Areas: We have noted that many townhouse owners are dumping household trash and furniture in the THOA common areas. Please ensure that you contact American Disposal to dispose of your trash. The association has to incur the cost of removing this trash and it becomes very costly for the association. Should you have questions please feel free to contact the office.

INSIDE

Contacts.....	2
Directors' Corner	3
Calendar	5
ARC Application	6
Building Rental Rates	7

NOTICE



2019 Assessment Coupon Books

The 2019 Coupon book have been ordered and mailed. Should you not receive your coupon book by mid-January please contact 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
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, Chairperson
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 a New Year! Welcome to 2019!

We have a lot of exciting things planned for 2019 along with some items that will carry over from 2018.

Executive Board elections took place in December, and here are the results:

President – Raed Muslimani

Vice President – Karl Acorda

Secretary – Sonia Ballinger

Treasurer – Diane Bayless

One of my favorite areas is Lake Willow. I know during the Summer; the algae will grow to the point where it's floating on the surface on hot days. To help us out, the Virginia Cooperative extension of Loudoun County Master Gardeners Water Steward came out and looked at Lake Willow. They are putting together a report giving us some suggestions regarding how to tackle this issue without huge environmental costs or allocation of resources. The Board will be going over the report and suggestions to see what we can do.

Some of the other issues that will carry over from last year will be the lights. I know we spend an incredible amount of money and resources on these lights, but the end is nearing and hopefully within a few years, all the lights will be done. On tap to get new lights are Willow Terrace, Sugarland Square, Farmington, and N. Midland. The installation of lights in those areas should bring us close to our yearly budgeted amount of \$300,000. However, it will also brighten up areas that have been dark for quite some time.

There are a lot of projects on the discussion table for this year including revamping some trails, updating the exterior of the community office building, replacing the flooring in the Community Center, and of course, the lights and trees. If you have any suggestions for improvements in our community, please email us and let us know. Your input is greatly appreciated.

For this year, the Board is working several issues. The ability to broadcast the meetings is high on the list. The Board also approved the Snow Contract with no changes from previous years. The Board is also tweaking the pool rules to be more flexible.

I hope you had a wonderful holiday full of joy, fun and food.

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



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		

FEBRUARY 2019

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



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

**A SNOW REMOVAL REMINDER FROM VDOT AND
THE SRHOA/THOA MANAGEMENT STAFF**

In anticipation of the coming winter weather please remember that all streets within Sugarland Run are the responsibility of the Virginia Dept. of Transportation. VDOT reports that they do not plow or sand secondary or side streets until after a storm is done. If your street has not been plowed or sanded within 24 hours of the end of a storm please call them at 703-383-8368. If you live in the Townhouse Assoc. and you are experiencing problems within your parking lot (where there are numbered assigned spaces) please call the THOA office at 703-430-4500.





PRSR.
STANDARD
US POSTAGE
PAID
DULLES, VA
PERMIT NO. 273

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!

Caring for Holiday Plants by Diane Bayless

Now that the winter holiday season is wrapping up, you might wonder what to do with those plants that you received as gifts or purchased to add to your holiday cheer.

If you have a potted living tree, move it outside and plant it in the ground as soon as possible. If you still have a cut tree inside, it is time to get rid of it. Check with your trash company or watch for special pick up days or events for disposing of holiday trees. Another option is to put the tree to use in your yard. Branches cut from the tree can be placed around sensitive outdoor plants to provide a layer of protection from winter winds. As the needles fall off, they will add organic matter and nutrients to the soil. Since I choose this option, the trunk (and dead branches later in the year) get a spot in the corner of my garden where they provide protection to birds and small garden creatures and eventually decompose.

Poinsettias, Christmas Cactus and similar plants are often given or purchased during the holiday season. Poinsettias originated in Mexico and the Christmas Cactus in Brazil. They are grown for the holidays in greenhouses where they have cool nighttime temperatures, bright indirect daytime light but nighttime darkness, and a moist environment, all conditions that are not normally found in our homes. Replicating these conditions to keep these plants from year to year can be a challenge but one some people find worth trying. As with most indoor plants, one key to success is to not overwater either plant – allow the soil to dry slightly between watering. With a Poinsettia, cut the plant back to about 5" above the soil once the showy bracts fade or fall. Both plants might benefit from being placed outside in a shaded spot after danger of frost and left there, but watched, during the summer. Shortly after Labor Day, bring plants indoors (checking for insects and pests to avoid bringing them inside as well). Cut back on watering. Place plants where nighttime temperatures are between 55o and 65o and plants receive 12-14 hours of total darkness. Place a box over the plant at night if you do not have a spare room, but be sure the plants get bright, indirect light during the day. Once buds are set or bracts begin to form, move the plant to a lighter, warmer spot to be enjoyed for another holiday season.

SUGARLAND RUN HOMEOWNERS ASSOCIATION

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

www.srhoa.com