

# SUGARLAND RUN



NOVEMBER 2019  
NEWS

## SUGARLAND RUN HOMEOWNERS ASSOCIATION

200 Greenfield Court, Sterling, VA 20164 ■ [manager@srhoa.com](mailto:manager@srhoa.com) ■ 703-430-4500 (phone) ■ 703-430-4501 (fax)  
[www.srhoa.com](http://www.srhoa.com)

### WHAT'S HAPPENING

**Amendment of Documents:** The Sugarland Run HOA Board of Director's is currently working on amending the documents. Once all notes are made the association board will submit to the memberships for their review and you will have a chance to vote for the changes. Please keep an eye out for more information in future newsletters.

**Meet the Candidates:** Meet the Candidate night will take place on November 6, 2019 at 6:00pm. This will take place at the community center. This is your chance to meet the candidates running for the SRHOA Board of Director's and the Architectural Review Committee.

**Board and ARC Positions:** There are three positions up for election on the SRHOA Board of Directors and one position up for election on the ARC. Please return your proxies so that your vote counts. There are candidate statements in this newsletter.

**Office Closures:** The SRHOA office will be closed the following dates:

Wednesday, November 27, 2019 Closed at noon

Thursday, November 28, 2019 Closed

Friday, November 29, 2019 Closed

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### NOTICE

**VIOLATIONS** – The Loudoun County Sheriff's Office would like to remind all homeowners that parking a trailer, recreational vehicle, and commercial vehicles is not allowed under the Loudoun County Ordinances. Please refer to the ordinances 480.08, 480.09, and 480.10.





## 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  
Dave Webster

#### **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  
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)**

cac@srhoa.com  
Meets 4th Tues at 7:00 pm

### **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.

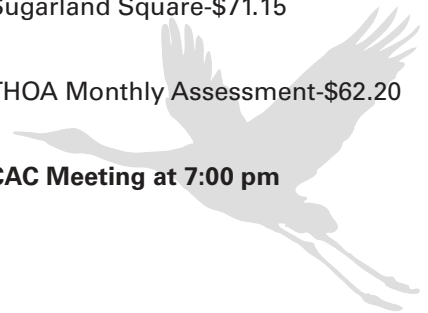
### **TOWNHOUSE SERVICES**

Trash removal Monday and Thursday.  
Snow Removal  
Common ground care

### **HOA MONTHLY ASSESMENTS**

Single Family-\$71.15  
Townhouse-\$71.15  
Hunington Ridge-\$35.56  
Sugarland Square-\$71.15  
  
THOA Monthly Assessment-\$62.20

**CAC Meeting at 7:00 pm**



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



## DIRECTORS' CORNER

### *Hello Neighbors*

As you may have noticed, there is a lot of work going on around the paths. The Board approved the repair of some of the trails. The focus is on the large cracks and humps created over the years. This will hopefully be completed in the next few weeks. I know it's not been a perfect process and that some property has experienced some damage. If that's the case, please notify the office and provide them your information so they can track and resolve the issue.

The Board had a discussion regarding the berm between West Meadowland and Biscayne Ct. The issue given to the board was it was harboring rodents and was unsightly. The discussion included cutting back the grass or turning the entire area back to grass. The Board, at this time, decided not to do anything due to expense with the idea that as the trees grew bigger, they would choke out the grass and turn it into a natural area.

The 2020 Draft Budget was also reviewed during the meeting. Please take some time to review the budget and if you have any questions, please notify the office or send the Board an email.

Discussions were also held regarding the use of common facilities. The Board agreed that the facilities could include nonresidents, so long as a resident was present and had key access to the facility. Nonresidents were not to have a key to common property.

A resident was present at the meeting discussing a cut on the driveway that was presumably made by an HOA hired contractor that is failing. However, being it was over ten years ago, the Board felt no obligation to repair the damage as it would have surpassed any warranty period from any company.

The Board continued its discussion to amend the Documents. This is very important so please keep abreast of the dates for discussions and voting on this. The expected date of the voting is February 2021.

Some important dates to keep in mind:

Meet the Candidates is on November 6th at 6:00pm

SRHOA Annual Meeting is November 13th at 6:30pm

Office Closes at noon November 27th for Thanksgiving

Office Closed November 28th and 29th for Thanksgiving

From all of us to all of you,  
Have a Happy Thanksgiving!  
Karl Acorda, VP, SRHOA



## HOLIDAY SEASON CRIME PREVENTION TIPS

'Tis the season for holiday cheer, lots of shopping, and sadly, holiday crime, too. During this time of the year, there is an increase in person-on-person crime, larcenies, fraud, and burglaries. The Loudoun County Sheriff's Office wants to remind residents not to let your generous spirit include giving to criminals – don't give them opportunities to take your property! And although we can't fully control a criminal's desire and ability to commit a crime, the Loudoun County Sheriff's Office asks residents to help reduce the opportunity for these opportunity crimes by presenting as a more difficult target. Consider following these few safety tips:

- Now that the weather is changing, check windows and make sure they are locked. Unsecured windows are easy targets for burglars. Don't run any lighting cords or extension cords through any window unless the window can be 100% secure.
- With the daylight savings time around the corner, exterior lights are stressed by cooler temperatures. Check exterior light fixtures for failed bulbs.
- With the cooler temperatures approaching, older doors and window frames will shrink. Be sure to check that locks are still working properly. If in doubt, contact the LCSO Crime Prevention Unit at [Sheriffs\\_Crime\\_Prevention@loudoun.gov](mailto:Sheriffs_Crime_Prevention@loudoun.gov) or call (703) 777-0407.
- Remember the #9PMRoutine. Lock all doors and garages. Lock all vehicles and remove all valuables.
- Garage door openers should be secured – not left openly displayed in the car. Make sure the door leading from your house to the garage is locked. Keep garage doors closed at all times. With newer garage doors you can use a WI-FI application with your smart phone. It will alert when the garage door is opened or closed.
- Traveling for the holidays? Let a trusted neighbor know. Ask them to collect newspapers, mail, and any flyers off your door. Check if they are willing to periodically park one of their cars in your driveway. Put a stereo or talk radio station on a timer several hours of the day. You can also request for LCSO to conduct an extra patrol or house check. This is easily done by contacting our Dispatch at (703) 777-1021.
- Don't become a victim of package and parcel theft. Make arrangements to pick up packages at the package store or postal service. Request a specific delivery time. Ask that the packages be delivered to the back door instead of the front or ask a trusted neighbor to take delivery.
- Use timers for holiday lighting. A sure sign no one is home is when holiday lights are off when they would normally be on.
- The holiday season is a busy season for pickpocketing and diversion thefts. Don't dangle your hand bag from your shoulder; carry it under your arm tightly or consider not carrying a purse. Put your wallet in your front pants pocket.
- When shopping online, make sure you're using a secure browser connection (https); don't use an open public WI-FI. Keep your personal information private and secured by using reputable companies. Ensure you're using the actual company website and not a clever spoof. Keep track of all transaction history and email correspondences.
- Keep your children safe during the holidays by keeping them close at all times. Before shopping, select a meeting spot in case children become separated from you. Take a full-body photo of younger children showing their clothing in case of separation.
- Holidays bring extra traffic and driving precautions. Keep emotions under control and give other drivers space. Allocate extra time for traffic and possible weather conditions.
- When using valet parking, don't be too lax. Don't leave any personal items in your vehicle and never leave your house key with an attendant.
- When using an ATM, try to go during daylight hours. If you must use one at night, pick an ATM in a well-lighted area and visible to passing traffic, or inside a grocery or convenience store. If you see any suspicious persons around or hanging out near the machine, pass it up and find another ATM. Contact the LCSO and report the suspicious activity.
- Don't "flash" large amounts of money in public. You never know who is watching.
- Don't carry a lot of packages with you while shopping, make several trips to your vehicle if necessary and secure them in the trunk.
- Store valuables and presents in the trunk of your vehicle so they are not visible and attractive to thieves.
- Take the proper measures to protect yourself from crime. Citizens can never be too careful, too prepared, or too aware. Please share this information with family, friends, and neighbors. Report all suspicious behavior to the Loudoun County Sheriff's Office.
- The Loudoun County Sheriff's Office wishes you Happy Holidays and reminds you to be safe during this holiday season.



# NOVEMBER 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 HOA Annual Meeting 6:30 pm 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 7:00 pm	27 Office Closed @ noon	28 Office Closed	29 Office Closed	30

# DECEMBER 2019

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



## BOARD OF DIRECTORS – CANDIDATE STATEMENTS

**Name:** Raed Muslimani

**Occupation:** Program Manager

**Resident of Sugarland Run for:** 4 years

***Please list any experience related to the responsibilities of a member of the SRHOA Board of Directors:***

SRHOA Board of Directors (11/2015 - Present)

President (11/2017 - Present)

- Experienced SRHOA Director, serving in multiple officer roles including Treasurer, Vice President, and President
- Establish, setup, and actively manage SRHOA Twitch Broadcasting for SRHOA meetings. First time in SRHOA history meetings have been made available online in retail for residents to consume remote.
  - Resulted in 400+ views of meetings broadcasted
  - Averaging 10 unique viewers per meeting and totaling 670+ minutes watched between September - October 2019.
- Improved resident satisfaction of SRHOA and office management in 2017
- Established, setup, and actively manage email subscription/mailling list for SRHOA, resulting in nearly 250 residents now receiving monthly newsletters electronically and having the option to opt out of paper delivery.
- Utilizing feedback from community survey, spearheaded the below initiatives
  - Redesign of SRHOA website to improve user experience and usability
  - Transition management of SRHOA website to professional organization, resulting in timeliness of document updates such as meeting minutes, etc.
  - Installation of new Sugarland Run Tot Lot with feedback from community
  - Trail Improvement Project, Phase 1 anticipated to be completed by 12/2019
- Spearheaded initiative to conduct SRHOA community survey, resulted in establishing baseline metrics and resident pain points for the SRHOA to focus on.
- Facilitate SRHOA monthly meetings
- Spearheading initiative to amend SRHOA Documents

Professional Experience

Director, Salient CRGT (<https://www.linkedin.com/in/raedmuslimani>)

***What would you like to accomplish as a member of the SRHOA Board of Directors?:***

- Finalizing the amendment of the SRHOA documents
- Rolling over newsletter to 100% electronic delivery, cost savings of ~10K
- Increase resident outreach through increase of viewership of SRHOA Twitch Broadcast

***Please list any other information or comments you would like to include:***

I joined the SRHOA 4 years ago because I wanted to make positive changes for my new community. I feel that I have made positive changes for the SRHOA and the community. I appreciate your support and vote in enabling me to continue to make effective changes.

**Name:** David Webster

**Occupation:** Aircraft Mechanic

**Resident of Sugarland Run for:** 28 YEARS

***Please list any experience related to the responsibilities of a member of the SRHOA Board of Directors:***

I was a previous Board Member for 9 years from 2001-2010 and have filled an appointed position for the last several months.

***What would you like to accomplish as a member of the SRHOA Board of Directors?:***

I would like to complete the replacing of all the outdated street lights. Also would work with the Board to improve our common areas. The Improvement of our governing documents is a high priority.

***Please list any other information or comments you would like to include:***

My previous tenure on the Board was mostly to see the old community center renovated. Having a fence around that dilapidated building was too much for me to accept in a community I love.



## BOARD OF DIRECTORS – CANDIDATE STATEMENTS

**Name:** Marc J Raphael

**Occupation:** Government Program Manager

**Resident of Sugarland Run for:** 16.5 years

***Please list any experience related to the responsibilities of a member of the SRHOA Board of Directors:***

I served as Meadowland Elementary PTO secretary for 11 years, and as PTO President in 2016-17. As PTO President I led an effort with the county School Board for much needed renovations, many of which were approved, making the school safer. I also worked with a local Boy Scout Troop for multiple trail improvement projects for the community, and the creation of the footpath map now posted on the HOA website. In addition, I've volunteered for years on neighborhood cleanups and have supported our local swim team, making improvements to the pool area. I've lived in South America, am retired Air Force, and am still serving the government by negotiating budgets and finding ways to stretch or save the taxpayer dollar.

***What would you like to accomplish as a member of the SRHOA Board of Directors?:***

I will re-read all our bylaws and support contracts (tree removal, trash services, etc), and propose ways to improve these documents to add flexibility to what we need to do as a community but also help be more transparent to you on how the HOA is run. I will also support updating our aging Bylaws to allow online voting or a similar solutions to make it easier for you to vote on important changes when you cannot make the meetings.

***Please list any other information or comments you would like to include:***

We have a very diverse community. Over 40 languages are spoken here, and we have neighbors from at least 60 countries. This is a challenge, but it is a good challenge. We can learn much from each other's perspectives

## 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



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!

## Transitioning to Winter by Diane Bayless

As I write this in early October, we have suddenly gone from 90+ degree days to cool mornings and pleasantly cool days. And while it might be later than some years, our first frost will most likely have occurred by the time you read this newsletter. But there are still garden chores to be done in November before the ground freezes. Fortunately, we often have some delightfully warm November days that are perfect for spending time in the garden.

This is a great time to be giving perennial plants, shrubs and trees a good watering, especially if the dry spell we have experienced continues. Pay particular attention to plants put in over the past year or two. And don't neglect watering during the winter if we go long periods without rain or snow.

While doing your fall watering, look for and remove the last stubborn weeds. They are easier to spot now that your favored plants have died back and they are easier to pull after you have watered. After watering and weeding add mulch if you have not already done this. A good layer of straw or chopped leaves will protect plants as the soil freezes and thaws over the winter. Add additional protection, such as a burlap warp, to especially vulnerable plants.

Depending on weather, there may still be time to divide overgrown perennials as long as they will have a few weeks to get re-established before the ground fully freezes. There may also be time to finish digging up and storing tender bulbs if this was not done earlier. There should also be time for planting hardy bulbs such as tulips, daffodils, hyacinth and allium for spring flowers. If you want to force these for early bloom indoors, they need a chilling period. Paperwhites and amaryllis do not need to be chilled so are good bulbs to force now for holiday bloom. For more information on bulb forcing check out [https://www.pubs.ext.vt.edu/content/dam/pubs\\_ext\\_vt\\_edu/HORT/HORT-76/HORT-76.pdf](https://www.pubs.ext.vt.edu/content/dam/pubs_ext_vt_edu/HORT/HORT-76/HORT-76.pdf).

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