

# SUGARLAND RUN



## DECEMBER 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

**Annual Meeting:** As you are aware we did not have quorum at our annual meeting. The meeting has been postponed until December 11, 2019 at 6:30pm. We will again try to gain quorum. Please stop by and hear about how 2019 was a successful year for the SRHOA.

**2020 Assessments:** The SRHOA has approved the 2020 monthly assessments. They are \$74.71 and \$37.34. The SRTHOA also approved their monthly assessments and they are \$65.31. Coupons will arrive in December. If you do not receive them by January please feel free to contact the office.

**SRHOA Meeting:** Please note that the January 1, 2020 meeting for the Sugarland Run Homeowners Association Board of Directors has been cancelled due to the holiday. We will however have our January 15, 2020 meeting at 6:30pm.

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

Tuesday, December 24, 2019 Closed

Wednesday, December 25, 2019 Closed

Tuesday, December 31, 2019 Closed at noon

Wednesday, January 1, 2020 Closed

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### NOTICE



**TOWN HALL MEETING** – As you are aware the SRHOA Board of Directors is in the process of amending the documents. We would like to hold a townhall meeting for the membership to inform you of the process and the areas of which we would like to see amended. Please join us on January 22, 2020 at 6:30pm. Any questions can be directed to the office at (703) 430-4500.



## 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.

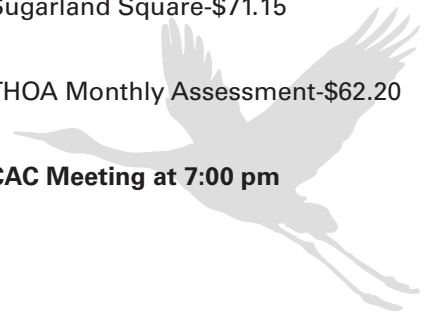
### **TOWNHOUSE SERVICES**

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*

I hope you had a nice Thanksgiving and ready for the Winter Holidays coming up!

The Board is currently working on changing the documents to conform with the current state of Sugarland and the times. In order to change the documents, WE NEED HELP FROM ALL RESIDENTS.

Why? We are at the cusp where we only need 67% of residents to vote in order to make the proposed changes. If we do not get this done, the requirement moves to 75%. So we will need everyone to participate in this. The votes must be recorded at the county courthouse by February 12, 2021. PLEASE VOTE!

What are the proposed changes?

Voting: In basic terms, our documents require that 75% or 67% of the residents need to vote in favor of passing in order for changes to be made. The Board is proposing to reduce it to 51%.

Resident Communication: Currently restricted to written mailers and proxies. The Board is proposing to move this into the electronic age.

Common Use Areas: Currently restricted to Sugarland Run Residents only. The board is proposing to expand this so those who have affiliations with Sugarland Residents and organizations may also participate, i.e. Boy Scouts, Girl Scouts, Cub Scouts, Swim Team, etc. This will also allow the Board to allow non-residents to have access to our Community Center as well as any facilities.

Amenity Restrictions: Currently the Board has the right to suspend use of Common areas due to nonpayment. The Board is proposing that the restrictions should also include ARC violations.

Other items that were discussed at Board meetings included the budget. The new Budget for 2020 was approved with an increase in dues. The new dues will be \$74.71 for Single Family Homes and \$37.34 for Townhouses and Condos.

There was also a discussion of residents being able to opt out of the paper version of the newsletter, though no final decision has been made.

Due to a lack of quorum, the annual meeting was not held. However, December 11th will be the next attempt at hosting an Annual Meeting.

Also, the January 1st Board meeting will be cancelled due to it being a holiday. Remember, ALL Board meetings are open to residents! Please come and voice your opinion and share your ideas! We welcome your presence!

Happy Holidays!

Karl Acorda, Vice President, Sugarland Run Homeowners Association



## SRHOA 2020 FINAL BUDGET

### 2020 Final Budget

<b>REVENUE</b>		\$74.71	<b>COMMON ELEMENTS EXPENSE</b>	
RESIDENTIAL ASSESSMENTS	1,736,514	\$37.34	GROUND MAINTENANCE CONTRACT	92,000
LEGAL FEE REIMBURSEMENT	40,000		EQUIPMENT/TRUCK MAINTENANCE	2,500
LEGAL TURNOVER FEES	3,000		LAKE MAINTENANCE CONTRACT	10,000
CLUBHOUSE RENTAL	9,000		TREE REMOVAL	120,000
SECURITY DEPOSIT (CLUBHOUSE RENTAL)	0		COMMON GROUND CARE	5,000
POOL PASS REPLACEMENT	1,200		SNOW REMOVAL	20,000
POOL GUEST PASSES	500		TOT LOT MAINTENANCE	15,000
INTEREST - OPERATIONS	0		STREET LIGHT MAINTENANCE	35,000
INTEREST - RESERVES	500		OPERATING RESERVES	40,000
RETURN CHECK FEES	700		<b>TOTAL COMMON ELEMENTS EXPENSE</b>	<b>339,500</b>
VENDING INCOME	0			
MISCELLANEOUS INCOME	500		<b>COMMUNITY CENTER &amp; PROGRAM EXPENSE</b>	
<b>TOTAL REVENUE</b>	<b>1,791,914</b>		NEWSLETTER	20,000
			CUSTODIAL SUPPLIES & SERVICE	15,000
<b>GENERAL/ADMINISTRATIVE EXPENSES</b>			COMMUNITY PROGRAMS (CAC)	7,500
RESIDENT SURVEY	0		UNEXPECTED EXPENSE	10,000
BOARD FUND	500		UTILITIES	75,000
OFFICE SUPPLIES	7,000		GENERAL REPAIRS	22,500
COMPUTER & SUPPORT	3,500		SECURITY	7,000
TELEPHONE	12,500		PEST CONTROL	2,000
WEBSITE	2,000		<b>TOTAL COMMUNITY CENTER &amp; PROGRAM EXPENSE</b>	<b>159,000</b>
ARC REPAIRS	10,000			
POSTAGE	30,000		<b>POOL EXPENSES</b>	
EQUIPMENT PURCHASES & LEASES	15,000		POOL CONTRACT	91,200
MANAGEMENT FEES	367,128		SWIM TEAM	0
ACCOUNTING/AUDIT SERVICES	6,600		POOL FURNITURE	4,000
LEGAL SERVICES - GENERAL	10,000		POOL MAINTENANCE	40,000
LEGAL SERVICES - ARC	10,000		POOL SUPPLIES	5,000
LEGAL SERVICES - COLLECTIONS	100,000		POOL WATER	4,000
TAXES & LICENSES	1,000		<b>TOTAL CONTRACTED SERVICES</b>	<b>144,200</b>
INSURANCE	33,000			
BOD MINUTES	3,750		<b>RESERVES</b>	
BAD DEBTS	15,000		<b>TOTAL RESERVES</b>	<b>517,236</b>
RESERVE STUDY	5,000			
VENDING EXPENSES	0		<b>TOTAL EXPENSES</b>	<b>1,791,914</b>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>631,978</b>			
			<b>SURPLUS/(DEFICIT) FUNDS</b>	<b>0</b>



## SRTHOA 2020 BUDGET

REVENUE		FINAL ASSESSMENT		MAINTENANCE & REPAIRS	
RESIDENTIAL ASSESSMENTS	405,064	\$46.43	\$65.31	CLEANING	0
TRASH ASSESSMENTS	164,700	\$18.88		SIDEWALK/CONCRETE	2,000
LATE CHARGES	1,000			SIGNAGE	250
LEGAL FEE REIMBURSEMENTS	10,000			MISCELLANEOUS	0
INTEREST INCOME- OPERATING	100			TOTAL MAINTENANCE & REPAIRS	5,000
INTEREST INCOME - RESERVES	1,000				7,250
LEGAL TURNOVER FEE	1,000			<b>RESERVES</b>	
MISCELLANEOUS INCOME	2,000			REPLACEMENT RESERVE	4,000
<b>TOTAL REVENUE</b>	<b>584,864</b>			RESERVES - PARKING LOTS	24,000
				RESERVES - TOT LOTS	997
<b>ADMINISTRATIVE EXPENSES</b>				REINVESTED INTEREST	250
MANAGEMENT FEES	117,367			<b>TOTAL RESERVES</b>	<b>29,247</b>
OFFICE SUPPLIES	2,500				
POSTAGE/PRINTING	5,000			<b>TOTAL EXPENSES</b>	<b>584,864</b>
AUDIT & TAX RETURN PREP	5,000				
LEGAL FEES GENERAL	7,000			<b>SURPLUS/(DEFICIT) FUNDS</b>	
LEGAL FEES COLLECTIONS	35,000				
MINUTES/ SECRETARIAL SERVICE	1,300				
PROFESSIONAL FEES	0				
MISCELLANEOUS	100				
BAD DEBTS	10,000				
INSURANCE	22,000				
VEHICLE MAINTENANCE	3,000				
TAXES AND LICENSES	400				
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>208,667</b>				
<b>CONTRACTED SERVICES</b>					
TRASH REMOVAL	164,700				
GROUND MAINTENANCE CONTRACT	70,000				
TREE REMOVAL/MAINTENANCE	25,000				
SNOW REMOVAL	80,000				
SEWER MAINTENANCE	0				
<b>TOTAL CONTRACTED SERVICES</b>	<b>339,700</b>				



# DECEMBER 2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4 HOA Meeting 6:30 pm	5	6	7 Breakfast w/ Santa 9:00 am - noon
8	9	10 ARC Meeting 7:30 pm	11 HOA Annual Meeting 6:30 pm 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				

# JANUARY 2020

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

**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



**Santa and his elves will be at  
The Sugarland Run Community Center  
Saturday, December 7<sup>th</sup>  
9:00 AM- 12:00 PM**



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!

## Winter Garden Reading by Diane Bayless

As winter approaches and activity in the garden slows, I may finally have time to go back to some of my favored garden books for tips and new ideas. It is hard to pick favorites but a few books I return to again and again are reviewed below.

One of my favorites is *Week-by-Week Vegetable Gardener's Handbook* by Ron and Jennifer Kujawski. This father-daughter team have put together not just a great "how to" book, but a customizable to-do list and garden journal. Counting back from the last expected spring frost date, the reader can fill in the dates for seasonal and weekly planning for garden tasks with space to record garden successes and lessons learned.

Another favorite is *The Wildlife-Friendly Vegetable Gardener* by Tammi Hartung, illustrated by Holly Ward Bimba. The book offers compelling reasons and ways to invite beneficial wildlife to your garden. She admits that nothing short of a 7' tall fence – not permitted here in Sugarland – with wire extending 12-18" underground will successfully keep out many of our uninvited guests, but the book offers practical advice for deterring them or learning to coexist with them.

Two of my "go to" books for the flower garden are *The Ever-Blooming Flower Garden* by Lee Schneller and *Design Your Garden Toolkit* by Michelle Gervais. The subtitle of the first book is "A Blueprint for Continuous Color" so the focus is on color and balance in the perennial garden. The first part of the book explores various design elements, ending with charts that show a wide variety of plant recommendations based on bloom time, plant height, shape and color. The second half of the book gives information on specific plants, again stressing those same characteristics. The *Garden Toolkit* also gives advice on garden planning and plant selection, but goes a step further with reusable cling stickers and a design board so the gardener can visualize how plants will look together.

Perhaps one of these books will catch you fancy and be added to your holiday gift or wish list to provide happy winter reading and dreaming for you or the gardener in your life.

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