

# SUGARLAND RUN



## JANUARY 2020 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 Update:** The annual meeting took place on December 11, 2019. Raed Muslimani, Dave Webster and Marc Raphael were elected to the SRHOA Board of Directors. The Board would like to extend their thanks and gratitude to Arnaldo Irizarry for his years of service and wish him well.

**2020 Assessments:** Please note that the 2020 assessments were incorrect in the December newsletter. The correct assessments are:

- SRHOA - \$74.74 and \$37.34 (Hunington Ridge)
- SRTHOA - \$65.31

You should have received payment coupons by now but if not please contact the office at (703) 430 4500.

**SRHOA Board Meetings:** Please note that the January 1, 2020 meeting of the SRHOA Board of Directors has been cancelled due to the holiday. The next meeting will be on January 15, 2020 at 6:30pm.

**SRHOA Broadcasting of Board Meetings:** The SRHOA Board meetings continue to be broadcast. If you would like to stay informed, you can access the live broadcast at [www.twitch.tv](http://www.twitch.tv) and search SRHOA. The live feed allows you to see the meeting agenda and listen to the business discussed at each meeting. Should you have questions please feel free to contact the office.

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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  
Marc Raphael  
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  
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)

703-378-0059

### 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**

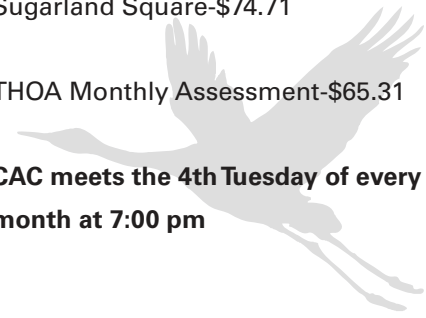
Trash removal Monday and Thursday.  
Snow Removal  
Common ground care

### **HOA MONTHLY ASSESMENTS**

Single Family-\$74.71  
Townhouse-\$74.71  
Hunington Ridge-\$37.34  
Sugarland Square-\$74.71

THOA Monthly Assessment-\$65.31

**CAC meets the 4th Tuesday of every month at 7:00 pm**



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



## DIRECTORS' CORNER

### *Hello Neighbors*

Happy New Year! It's 2020!

With the New Year comes new changes. I won't delay in letting you know that the Board has approved an increase in dues. The SRHOA dues are \$74.71/month and Hunington Ridge dues are \$37.34/month. The increase is to help cover the upcoming expenses and improvements to the amenities and facilities the Board wishes to complete this year. This includes the Streetlights, Trail work, and some pool equipment and repairs.

Please remember that no trailers are allowed on the streets or driveways. This pertains to both the single family homes as well as the townhouses in Sugarland Run.

If you look around the lake, you will see a memorial bench was installed in the name of Alicia Winterbottom. This bench was dedicated to her for her years of service to our community.

The basketball hoops have also been replaced, the damage to the main tot lot is also being repaired.

The Board is still working on the changes to the documents. One of the changes being pursued is the ability to allow organizations and non-residents to use our community facilities. Currently, no one outside of Sugarland Run is allowed to use our facilities. This has caused some issues in the past which made it difficult for residents as well. The proposed change will allow non-residents to use the community spaces in order to conduct events for or with the community, or for the benefit of the community.

By changing this policy, we will be able to allow certain organizations like the Boy Scouts, Girl Scouts, Swim Team, or any county group, etc. to use our facilities without any hinderance.

At the same token, one of the changes also being proposed is tying violations to the ability to use our facilities. Currently, there are no restrictions for using our facilities if you have an open violation. This allows you to use the facilities, yet not have to satisfy the open violation. The Board is seeking to change this so that residents would have to satisfy the violation prior to using the facilities.

The benefit to this is to help keep Sugarland Run in proper order by restricting access to these vital facilities and amenities until the violation is satisfied.

Further discussion on these and other issues can be made at the Townhall Meeting scheduled for January 22, 2020 at 6:30pm in the Community Building. Please attend and voice your opinion!

I hope this New Year starts off great for you and many good things come your way!

Regards,

Karl Acorda, Vice President, Sugarland Run Homeowners Association



## SRHOA 2020 FINAL BUDGET

### 2020 Final Budget

<b>REVENUE</b>		\$74.71 (HOA)	<b>COMMON ELEMENTS EXPENSE</b>	
RESIDENTIAL ASSESSMENTS	1,736,514	\$37.34 (HR)	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

<b>REVENUE</b>		<b>FINAL ASSESSMENT</b>	<b>MAINTENANCE &amp; REPAIRS</b>	
RESIDENTIAL ASSESSMENTS	405,064	\$65.31	CLEANING	0
TRASH ASSESSMENTS	164,700		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>			



# 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 Townhall Meeting 6:30 pm	23	24	25
26	27	28 CAC Meeting 7:00 pm	29	30	31	

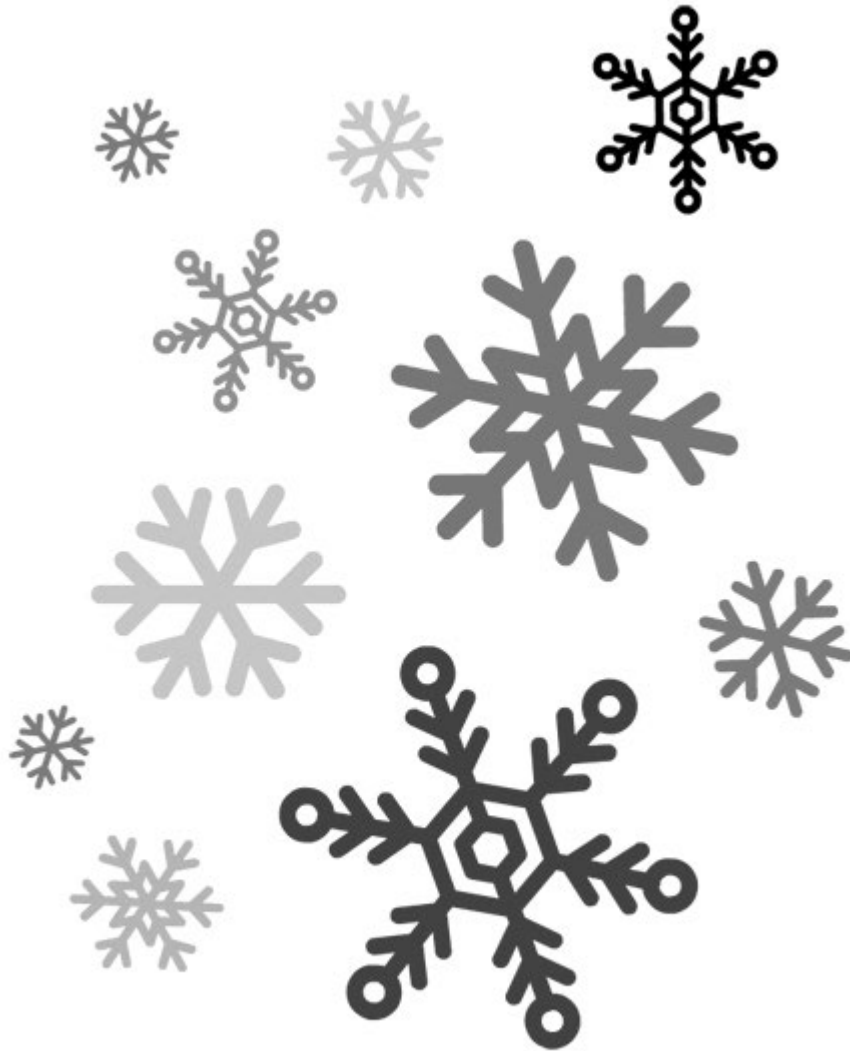
# FEBRUARY 2020

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	24	25 CAC Meeting 7:00 pm	26	27	28	29

**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





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**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!

## Garden Books for Children by Diane Bayless

Since the garden and flower catalogs probably will not arrive for a couple weeks, I thought I would share a few more of my favorite garden books. The focus this month will be on books aimed at families, children or the child in you. I have nearly as many of these books as I do books for more grown up gardeners, so again, picking a few is a challenge.

*Project Garden* by Stacy Tornio is a good place to start because it offers a month by month guide for an entire year of garden-related activities to encourage outdoor exploration. Each month includes plant recommendations and garden advice, planting ideas, recipes, recycle ideas and step by step art or garden projects. All activities are rated by difficulty so you can pick projects based on your or your child's age or ability.

*Grow: A Family Guide to Growing Fruits and Vegetables* by Ben Raskin is a colorfully illustrated book that the whole family can enjoy. The book includes facts about how plants grow, plant nutrition needs, soil, compost, tips on seed starting and a variety of other garden related topics. However, it is more than a book of facts because it also includes a fold out game board to play "Pole Beans & Hoses" (think Shoots and Ladders), punch out cards for a fruit pairs game and stickers to help make learning and gardening fun.

*Gardening with Children* (Brooklyn Botanic Gardens Guides for a Greener Planet) by Monika Hannemann and others contains a wealth of information on gardening, as well as over 40 hands-on activities and idea for garden projects, nature exploration, science experiments and garden-related arts and craft projects, all with charming illustrations.

*Garden Crafts for Kids: 50 Great Reasons to Get Your Hands Dirty* by Diane Rhoades is another great resource. It offers practical gardening advice on preparing and planting a garden, dealing with garden critters, and harvesting. It also provides ideas, directions and photos for garden projects such as a bean tepee, building a cold frame and how to grow potatoes in tires. It also includes more art-related projects like making pressed flower cards.

Gardening can sometimes be hard work, but these books show ways to make it fun for the whole family.

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