

SUGARLAND RUN



OCTOBER 2020 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

THOA Trash Collection: Please be advised that all trash must be placed in covered bins and placed out for trash collection on the night before. Please refrain from dumping in the common area. This is very costly for the association.

Call for Candidates: The Sugarland Run Homeowners Association Board of Directors will have three open seats on this year elections and the ARC will have one. If you are interested in running for the Board or the ARC please contact the office as soon as possible manager@srhoa.com

ARC Update: As we head into the fall season please take the time to inspect your home to prepare it for the winter season. The ARC does continue inspections of each property throughout the winter season. If you still need to do repairs and require an application please email the application and the supporting documentation to administrative@srhoa.com

Office Update: Beginning October 2nd the office will be reopening a few days a week. We will be open for appointments on Monday and Friday 8am-5pm. We will require face coverings at all times while in the office. Only one person will be granted access at a time. Please ensure you contact us to set an appointment should you require our assistance. Emails and Phone will be monitored daily until further notice.

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NOTICE



Amendment of Documents: This edition of the newsletter has a summary of amendments in English and Spanish. Please take the time to review the information included. You will be receiving the amendment documents in the mail in October. This is the final version and we are requesting your vote. Should you have further questions please contact the office at 703-430-4500. More information is also listed on the website at www.srhoa.com or the official FaceBook page <https://www.facebook.com/Sugarland-Run-Homeowners-Association>





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, Director
Marc Raphael
Jorge Frapiccini
Diane Bayless
Jimmy O'Connor, Treasurer
Glenys Wright, Vice President
Dave Webster
Vacant

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
Dawn Cardinal
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

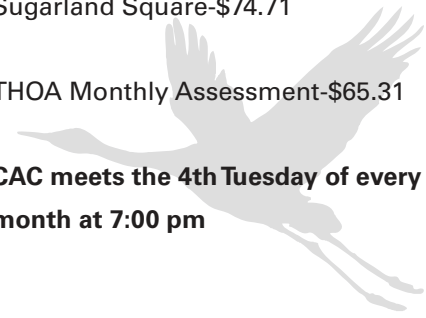
Trash removal Monday and Thursday.
Snow Removal
Common ground care

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

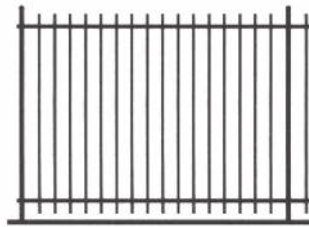


DIRECTORS' CORNER

Hello Neighbors

Two major projects were approved at the September SRHOA Board meeting. Both had been identified in the recent study of all SRHOA assets (the 2020 Reserve Study) as requiring repair and/or replacement.

After consideration of several quotes, the contract to replace the pool fencing was awarded to Long Fence at a cost of \$56,252. The new perimeter fencing will be 8' high 2-bar ornamental steel, similar to the design below. The wading pool fence will be the same style at 4' high. This work should begin in mid-late October and be completed within two weeks, subject to any weather delays, and the contractor will ensure that the pool remains secure at the end of each workday. In preparation for this project, vegetation that is within 3-4' of the pool perimeter will be cleared. Trees that are larger than 3" in caliper will remain.



The other approved project was the much-needed renovation of the exterior of the HOA office building at a cost of \$64,284. Quotes from several contractors were reviewed and Stonehill Company was chosen to undertake this project. Once again it is anticipated the work will begin in mid-late October and be completed within a few weeks. The work includes replacing the siding, trim, gutters/downspouts and all windows and doors. The new exterior will match the maintenance garage constructed in 2017.

Both of these projects have been under consideration for several years and their completion will round out the major projects for 2020.

The Board also approved a Request for Proposal (RFP) for the pool management contract. The RFP has been sent to several pool management companies and we expect to be able to review the responses at the October Board meetings.

Looking ahead the Board will be spending the last couple of months of the year focusing on the voting process to make amendments to the SRHOA governing documents, the November annual general meeting which includes the election of candidates to fill the available Board and Architectural Review Committee positions, finalizing the 2021 assessments/budget and the project list for the next year. If you are interested in learning more please join the Board meetings, held via Zoom, on the first and third Wednesday of the month beginning at 6.30pm. Zoom details are posted on the community's Facebook page on the day of the meeting and emailed to those who have subscribed to the electronic version of the newsletter.

Glenys Wright
Vice President, Sugarland Run HOA Board of Directors



BOARD OF DIRECTORS CANDIDATE STATEMENTS

3 positions available

Name: Jeffrey Kozak
Occupation: Contracts Manager
Resident of Sugarland Run for: 10 years, 3 months

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

Before moving to Sugarland, I served on a condo HOA's BOD in Reston. I'm familiar with the nature of situations between and among residents and in a pedestrian-friendly neighborhood with mature trees. While serving, I worked on the ARC and Covenants committees ensuring common areas were maintained and the appearance of the buildings' exteriors were consistent. I volunteered for the Landscape committee to enrich common planting areas with approved, donated and purchased plants. Neighborhood issues and HOA process and terminology are similar and can assist.

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

I want to ensure that we maintain a healthy and happy neighborhood where we learn from one another and live life with reduced stress. This neighborhood was designed to be your oasis. Separating work/school life from home life is increasingly difficult these days. I support using and enjoying our amenities safely.

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

I am willing to contribute time to our neighborhood and assist the HOA, residents, other board members and maybe an occasional committee. Like other neighborhoods, ours does have an issue with refuse that finds its way to our streets and waters. I would like to see progress on improving our grounds together.

Name: Christopher Fullerton
Occupation: Administrative
Resident of Sugarland Run for: 13 year homeowner

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

I have been a member on various committees and have regular managerial responsibilities in my current and previous jobs. Most importantly however is that I have been a homeowner in Sugarland Run since before my children were born over 10 years ago and plan on being active in the community for many more years to come. I bring experience from being in the community for years along with the fresh perspective that comes with being a new Board member having only participated from the outside previously.

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

I would like to join the Board of Directors and continue the great work of those that have come before while adding another perspective within the community. I would continue to be an advocate for transparency, frugality, and proactive change that brings further value to our community.

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

Our recent Board of Directors have shown a passion for change that brings benefit to our community and I wish to join them in continuing that trend. I have actively participated from outside the board and hope that I can be helpful from within as well.

Name: Patricia (Pat) Pruden
Occupation: Systems Engineer
Resident of Sugarland Run for: 31 years

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

I am a Systems Engineer, which is made up of project management, needs identification, systems integration, risk identification and management, costs and schedules, among other things. I also have experience in contract evaluation and reviews. I think that I can be useful as we continue the good work that the previous board started. There are a number of projects which will need to be continued - most notably the updating and ratification of the HOA documents. One of the big chunks of systems engineer involves writing and reviewing large and varied documents. This is in my comfort zone, and it is a job that I am well suited to.

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

For next year, I would like to make sure we are ready to get the pool opened on time, with guards available. We cannot assume that all travel restrictions will be lifted by then, so we need to recruit potential life guards from our neighborhood, as we have done in the past, and get them trained. I'd like to make sure that we have those bases covered this winter, and not start the discussion in May when it is too late to get people trained. To do this effectively, we might need to look into a new pool management company, and I believe we will also need a local (neighborhood) pool manager, to look out for both the pool, and for our guards, if we hire and train them. It is one of the subjects I'd like to see discussed this coming winter. Another topic is the ongoing tree work, we may need to discuss what to do in the areas where a lot of the trees had to be removed. This subject may already be covered by the current board, but if it has not been, we need to do it. The area(s) that have had a lot of trees removed are now returning to nature in the natural way, which looks really bad, and will for a few years. Should we continue to just let nature run its course, or do we want to clear the brush and plant? I am thinking about the creek side of the dam, mostly, but there may be other areas. I would also like to see how the goat project went over in Countryside, and see if it would be feasible for us to try it.

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

My family has lived here since my children were in pre-school, and they grew up in the neighborhood, attended the local schools, played local sports. My daughter has become a home owner in Sugarland Run, also. We love Sugarland Run and want to help it continue to be a great place to live. It's been really nice walking around the neighborhood this summer, COVID-19 aside. The painted rocks have been a nice distraction, along with the little bubble wands I saw one day. (KUDOS to whomever did that!!). I've seen children running to return books to the little library that was built near Meadowland lane. I've seen more community/neighborly behavior this year than I can remember. I'd really like to become a member of the HOA Board so that I can encourage more of what makes Sugarland Run a wonderful place to live.

Name: Denise McGowan
Occupation: IT Program Manager
Resident of Sugarland Run for: ~3 years

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

As a homeowner in several communities over the years, I've interacted with multiple HOAs

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

My goals would be 3-fold:

- 1) I would set out to improve communication and transparency between the board and the community
- 2) I would make residents of Sugarland Run feel like they have a voice and are empowered to make suggestions that will improve the community
- 3) I would look for created methods to ensure that the community's amenities are well-maintained and accessible by all residents as well as evaluating new amenities to strengthen our community

**APPLICATION FOR ARCHITECTURAL IMPROVEMENT**

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: (C) _____ (O) _____

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



OCT 2020

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

Nov 2020

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	25	26	27	28
29	30					



AMENDMENT SUMMARY STATEMENT

We hope you are doing well and staying safe during these uncertain times.

As you may know, the Sugarland Run Homeowner's Association, which you are a member of, has been operating under the governing documents originally set up by the developer of our community in the early 1970's. Unfortunately, those documents were not established with the long-term management and improvement of Sugarland Run in mind—although as our legal governing documents, we are required to abide by them.

Your elected HOA Board of Directors has undertaken a year-long process of reviewing and revising these documents. With the valuable input of community members over the past several months, the Board of Directors has selected two priority changes to make in the HOA governing documents, including:

- 1) Enable homeowners to vote on HOA matters via electronic voting and in-person voting, at the homeowner's preference (currently, homeowners can only vote in-person)
- 2) Establish 51% as the percentage of majority votes necessary to make changes within the HOA (currently, the percentage of majority votes necessary ranges from 67% to 75% depending on the circumstances).

Our existing governing documents from the 1970's need to be updated in order to permit these changes—and this requires your vote as a homeowner. We hope you will vote in favor of these changes. Enclosed you will find the updated governing documents, in draft form, and instructions for voting.

As a homeowner, you have a vested interest in ensuring Sugarland Run is a high-quality place to own a home. The two changes we are asking you to approve now are small, but important changes that will allow better management of the community now and into the future.

This is a time sensitive matter. Please submit your vote ASAP. Thank you in advance for taking a moment now to review these recommended changes and send in your vote.

If you have questions (se habla español), please do not hesitate to contact our HOA Property Manager, Gabriela Garza, at 703-430-4500 or manager@srhoa.com.

Sincerely,
Sugarland Run Board of Directors

Como ya sabrá, la Asociación de Propietarios de Sugarland Run, de la que es miembro, ha estado operando bajo los documentos de gobierno originalmente establecidos por el desarrollador de nuestra comunidad a principios de la década de 1970. Lamentablemente, esos documentos no se establecieron teniendo en cuenta la gestión a largo plazo y la mejora de Sugarland Run, aunque, como nuestros documentos de gobierno legal, debemos cumplirlos.

La Junta Directiva de la Asociación de Propietarios elegida ha emprendido un proceso de un año de revisión y revisión de estos documentos. Con la valiosa aportación de los miembros de la comunidad durante los últimos meses, la Junta Directiva ha seleccionado dos cambios prioritarios para realizar en los documentos rectores de la Asociación de propietarios, que incluyen:

- 1) Permitir que los propietarios voten sobre asuntos de la Asociación de propietarios mediante votación electrónica y en persona. según la preferencia del propietario (actualmente, los propietarios solo pueden votar en persona)
- 2) Establecer el 51% como el porcentaje de votos mayoritarios necesarios para realizar cambios dentro de la HOA (actualmente, el porcentaje de votos mayoritarios necesarios varía del 67% al 75% según sobre las circunstancias).

Nuestros documentos de gobierno existentes de la década de 1970 deben actualizarse para permitir estos cambios, y esto requiere su voto como propietario. Esperamos que vote a favor de estos cambios.

Adjunto encontrará los documentos rectores actualizados, en forma de borrador, e instrucciones para votar. Como propietario de una casa, tiene un gran interés en garantizar que Sugarland Run sea un lugar de alta calidad para ser propietario de una casa. Los dos cambios que le pedimos que apruebe ahora son pequeños, pero cambios importantes que permitirán una mejor gestión de la comunidad ahora y en el futuro.

Este es un asunto urgente. Envíe su voto lo antes posible. Gracias de antemano por tomarse un momento para revisar estos cambios recomendados y enviar su voto.

Si tiene preguntas (se habla español), no dude en ponerse en contacto con nuestra Gerente de la propiedad de la Asociación de Propietarios, Gabriela Garza, al 703-430-4500 o manager@srhoa.com.



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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!

Fall Planting time for Trees and Shrubs by Diane Bayless

As many gardening chores wind down during October, the cooler weather a great time to plant trees and shrubs. The soil is still warm enough for roots to get established before the ground freezes and winter sets in. For deciduous trees and shrubs, the loss of leaves also means these plants can put greater energy into root growth without evaporation or water loss through their leaves.

Selecting native trees and shrubs will provide many benefits. Because they are adapted to local soils and climate conditions native trees and shrubs will generally require less water and fertilizers than non-native plants. They are often more resistant to insects and diseases so less likely to require pesticides, which means less garden work. And, since they provide food and shelter for local wildlife, they help to preserve the balance and beauty of the local ecosystem. Two sources for information and selection guides for local native trees and shrubs can be found at <https://www.fws.gov/chesapeakebay/resources/native-plants.html> and www.plantnovanatives.org

Regardless of the plant selected, the following steps will enhance the success of your planting:

- Select a site based on the specific sun and water needs of the plant
- Remove wrappings, wires or plastic containers and cut or untangle circling roots
- Dig hole 2 to 3 times **wider** than root ball, but no deeper – top of root ball should be even with soil line
- Do **not** amend the soil, add compost into the planting hole, or fertilize
- Press the soil down lightly, but small air pockets let rain get in and allow roots to grow
- Mulch *around* the planting hole but keep mulch 2-3" from trunk or stems and no more than 2-3" deep
- Water 20 to 30 minutes a day until the ground freezes. If winter is dry, water during thaws.

Detailed planting information can be found at https://www.pubs.ext.vt.edu/content/dam/pubs_ext_vt_edu/430/430-295/430-295_pdf.pdf

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