

SUGARLAND RUN



SEPTEMBER 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

Amendment of Documents: This edition of the newsletter has the summary of amendments. Please review and 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>

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 fill out the candidate statement in this newsletter and return to manager@srhoa.com

Towing Enforcement: The SRTHOA has a parking policy in place and you are required to use your visitor pass when parked in a visitor spot. Towing is enforced daily! The valid pass is red and white. If you have never been issued one we will issue one at no cost. If it has been lost or stolen a replacement can be issued for \$125.00. Please contact the office for further information.

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NOTICE



Amendment of Documents: This edition of the newsletter has the summary of amendments. Please take the time to review all amendments and 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>



We hope everyone is doing well and staying safe during these difficult times.

As many of you may or may not know our association still operates under our original documents from the early 1970s. Our out of date documents have at times restricted the board from taking action on initiatives like electronic communication, electronic voting, and enabling organizations that provide value to the community access to our facilities.

The SRHOA has been working diligently for the past year to begin the process of amending our HOA documents including reviewing our existing documents, determining recommended changes, hosting townhalls to obtain resident feedback and input, and consulting recommendations with our legal team.

Currently the board is actively preparing the mail package containing amendment signing instructions and finalized amendment text. Our current target is to have a mail out in September so that members can begin reviewing and signing off on changes. The board intends on hosting future townhalls to address questions regarding the finalized amendment text and process. Please check the Sugarland Run Facebook page, SRHOA website, and email for meeting announcements.

The board actively encourages you to review the detailed changes (found on the SRHOA website <https://srhoa.com/amendment-update/>) as this will be what you will be voting on however, we have provided a summary of the key recommended changes below broken down by CCR and Declaration.

Declaration Recommended Amendments

VI. Article II of the Declaration (recorded beginning in Book 524 at Page 140)

Section (3,4,5,6): Allows for the board to conduct business and obtain votes of members using secure electronic or other similar means. This change will enable the board to, in addition to written format, use secure electronic mediums such as email, apps, video/audio conferencing, online voting tools, etc. to formally communicate back and forth with residents on items such as annual, special, and regular meetings, upcoming polls, surveys, and decisions requiring votes or input from residents. This will enable more effective and efficient communication and feedback for residents.

IX. Article X, GENERAL PROVISIONS, of the Declaration (recorded beginning in Book 524 at Page 140) Section 1 - Duration and Amendment

Section 1: Changing the voting requirement and quorum requirement from 75% to 51%, still maintaining a majority vote. The current voting requirement has made it very challenging for the board to take action on initiatives to help get our community in alignment with today's times. Decreasing the requirement to 51% will enable us to be more successful in enhancing processes and amending out of date rules in the future while also ensuring that a majority of the community is in favor of the recommended changes.

Article X of the Declaration (recorded beginning in Book 524 at Page 140)

Declarations of Covenants, Conditions and Restrictions Recommended Amendments

Section 1: Changing the voting requirement and quorum requirement from 75% to 51%, still maintaining a majority vote. The current voting requirement has made it very challenging for the board to take action on initiatives to help get our community in alignment with today's times. Decreasing the requirement to 51% will enable us to be more successful in enhancing processes and amending out of date rules in the future while also ensuring that a majority of the community is in favor of the recommended changes.

The board appreciates you taking the time to review these changes as it is important for you to understand and buy into these changes. Please feel free to submit any questions that you have in advance. The board looks forward to your feedback and input.

Thanks,

SRHOA Board



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
Sonia Ballinger, Secretary
Glenys Wright, Vice President
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
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

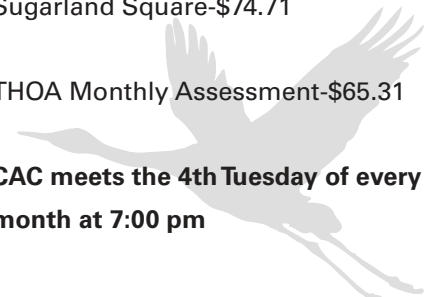
Trash removal Monday and Thursday.
Snow Removal
Common ground care

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

The end of summer is upon us and while it has been disappointing not to be able to enjoy our wonderful pool, the closure of the pool has enabled some progress to be made with needed repairs and maintenance projects there. The new filters have been installed and tested, and have been operating to keep the water clean. We all have our fingers crossed that next summer will have us all enjoying the pool once again. The Board is making decisions about replacing the pool fencing and the selection of the pool management company for 2021 and beyond.

Other projects underway/recently completed include repaving of damaged trail sections throughout the community, replacing the well-trodden goat path from Willow Lake to the Community Center with the installation of a new trail section there and streetlight replacements on Hillsdale, Silo Mill, Newberry, Newport and parts of Avondale and Sugarland Run. Tree removal work will be continuing into the fall and includes flush cutting dead or diseased trees on common land as well as the removal of all resulting debris. These projects have all created some inconvenience and nuisance to residents and the Board is grateful for your patience and understanding while these maintenance projects have been in progress.

The SRHOA annual meeting is coming up in November. One item on the agenda is the election of three Board members. This is an opportunity for Association members to become involved in the decision-making process that impacts us all. If you are interested in running for an open Board position, please contact the office at manager@srhoa.com or 703-430-4500 or reach out to the current Board via the group email address – srhoa_board@srhoa.com for further information. We hope to include candidate details in the October and November newsletters.

Once again I'd like to encourage everyone to sign up for the Email Newsletter on the homepage of the community website. Not only will you receive the newsletter electronically (in addition to a mailed copy), but it is a way to ensure that you receive notification about upcoming Board meetings and other essential HOA communications. For Facebook fans, these communications are also shared on the Sugarland Run Homeowners Association Facebook page - <https://www.facebook.com/Sugarland-Run-Homeowners-Association-369250356528635/>

Glenys Wright
Vice President, Sugarland Run HOA Board of Directors

**BOARD OF DIRECTORS & ARCHITECTURAL REVIEW COMMITTEE****BOARD OF DIRECTORS – CANDIDATE STATEMENTS**

3 positions available

Name: _____

Occupation: _____

Resident of Sugarland Run for: _____

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

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

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

ARCHITECTURAL REVIEW COMMITTEE – CANDIDATE STATEMENTS

1 position available

Name: _____

Occupation: _____

Resident in Sugarland Run for: _____

Please list any experience related to the responsibilities of a member of the Architectural Review Committee:

What would you like to accomplish as a member of the ARC?

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



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

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SEPT 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	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 7:00 pm	23	24	25	26
27	28	29	30			

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



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Sugarland Run News
Sugarland Run Homeowners Association
200 Greenfield Court
Sterling, VA 20164



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AS A RESULT OF THIS NEWSLETTER 2 TREES HAVE BEEN PLANTED!

Invasive Plants and Seeds by Diane Bayless

As I write this article, there are reports of unsolicited seed packets showing up in mailboxes around the country. These seeds are unlabeled and the sender's purpose is unknown. For this reason, people are cautioned NOT to plant these and not to toss them in the trash where they could eventually make their way into the soil and sprout. Virginia residents are encouraged to follow the instructions found at <https://unsolicited-seed-packet-reporting-opis-vdacs.hub.arcgis.com/>

With the mystery surrounding these seeds, there is concern that some of them might be invasive species. Native plants co-evolve with other plants, insects, birds and animals in an area so they all support one another. The plants provide the specific nutritional needs of the local wildlife population. As they eat portions of the plant, the native wildlife, in turn, provide a check on the plant growth to ensure no one species crowds out the others. When non-native species are introduced, they may or may not meet the nutritional needs of the local wildlife, and they most likely have no natural consumers to keep their growth in check. These plants can become invasive as they grow, adapt, multiply unchecked and spread to unmanageable levels, often overwhelming entire landscapes. They significantly reduce plant diversity (and ecosystem biodiversity) and can be a severe threat to stability and sustainability of our natural systems.

Some non-native plants are introduced accidentally. A seed might be stuck on an item imported from another country, for example. The seed falls off and finds a favorable space to grow and spread. Other plants have some desirable characteristics so may be purchased by unsuspecting gardeners not familiar with the aggressive nature and less desirable characteristics of the plant. Unless aggressively kept under control, the plant soon escapes its intended space and becomes invasive. Once it is realized the plant is inappropriate for the spot it may be too late. Autumn Olive, English ivy, bamboo and Bradford Pear trees are good examples of plants originally sought out and planted for their desirable characteristics now known to be invasive. **A list of plants that are invasive or potentially invasive in our area can be found at <https://www.dcr.virginia.gov/natural-heritage/document/nh-invasive-plant-list-2014.pdf>**

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