

SUGARLAND RUN



DECEMBER 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 Board of Directors: The SRTHOA Board is looking for a homeowner that is interested in joining the board of directors. All THOA members are eligible to be on the board!!! If interested, please contact Gabriela Garza at manager@srhoa.com

Amendment of Documents: The Sugarland Run Homeowners Association Board of Director's has mailed everyone the amendment of documents information packet and the ratification forms. The summary of the amendments is in this newsletter for information purposes. We are asking that all homeowners that agree with the changes please mail the original **two ratification forms** back so that we can count you in! If you did not receive a packet please contact the office so that we can mail you one, you can pick one up at the office or there is a printable version on the website www.srhoa.com

New SRHOA Executive Board Members: The SRHOA board members elected the following members to serve as the executive members.

- Raed Muslimani, President
- Glenys Wright, Vice President
- Jenn Heffern, Secretary
- Marc Raphael, Treasurer

Congratulations to all the members.

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thank
you!

NOTICE

SRHOA BOD: The Sugarland Run Board of Directors would like to thank Jimmy O'Connor, Diane Bayless and Karl Acorda for their many years of service to Sugarland Run! We would also like to welcome the new board members Jeff Kozak, Heather Parker and Christopher Fullerton





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
Marc Raphael
Jorge Frapiccini
Glenys Wright, Vice President
Dave Webster
Jen Heffren
Jeff Kozak
Patricia Pruden

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

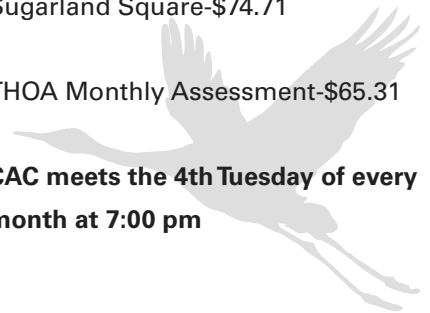
Trash removal Monday and Thursday.
Snow Removal
Common ground care

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

As we head towards the end of 2020 – a year like no other – I am pleased to report that we reached the quorum required to hold the SRHOA Annual Meeting on Thursday November 12. Thank you to all Members who returned their proxy which enabled the meeting to be held as scheduled.

Prior to the Annual Meeting the Board approved the 2021 SRHOA and Hunington Ridge monthly assessments with no increase. The monthly rates for 2021 will remain \$74.71 and \$37.34 respectively. Additionally, the Board approved the 2021 Budget which is detailed elsewhere in this newsletter.

If you weren't able to join the Annual Meeting Zoom call I wanted to highlight a few of the things that were covered.

A summary of 2020's key accomplishments was presented. These included the ongoing work to amend the SRHOA's Governing Documents, the actions taken by the Board of Directors in response to COVID-19 as well as the continued growth of the email distribution list, which increased 20% over 2019 participation.

Projects that were completed in 2020 included:

- Streetlight replacement on a portion of Sugarland Run Drive, Hillsdale, Silo Mill, Newberry, Newport and Avondale
- Priority 2 trail repairs
- Installation of a new section of trail near the Community Center
- Priority 1 tree removal
- Replacement of the pool cover
- Installation of four new sand filters at the pool

Projects that are underway with completion anticipated before the end of the year:

- New pool fencing
- Renovation of HOA Office building exterior

It is also expected that repairs to the parking lot at the Community Center will be completed in Spring 2021.

Some of the anticipated projects for 2021 were also highlighted. Without any budget increase in 2021 it may not be possible to complete them all:

- Streetlight replacement on Park Hill Lane, Park Hill Court, Harvest Lane and the last remaining portion of Sugarland Run Drive between South Cottage and Victoria
- Conversion of 192 Metal Halide streetlights to LED
- Priority 3 trail repairs
- Repairs to the footings of the trail bridge located behind Hillsdale
- Repair/replacement of streetlight electrical junction boxes throughout the community
- Tennis Court resurfacing
- Community Center flooring

The Annual Meeting was also the opportunity to recognize and thank outgoing Board Members Karl Acorda, Sonia Ballinger, Diane Bayless and Jimmy O'Connor for their dedication to the community over their tenure on the Board, and to welcome several new members to the Board as a result of the annual election process.

I hope everyone has a safe and happy holiday season!

Glenys Wright, Vice President, Sugarland Run Homeowners Association



PHOTOS WITH SANTA



Saturday, 12/5

SRHOA's Community Activities Committee will be hosting Photos with Santa on Saturday, 12/5 (10am- 12pm) rain or shine. This will be an outdoor event where children can stop by the Community Center at 200 Greenfield Court with a parent/guardian, take their picture with Santa, and pick up something special to take home.

MASKS AND SOCIAL DISTANCING WILL BE REQUIRED.

If interested in attending, please e-mail cac@srhoa.com your name, how many children you will be bringing and their ages. This will help us plan appropriately.

**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



DEC 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	23	24 Office Closed	25 Office Closed	26
27	28	29 CAC Meeting 7:00 pm	30	31 Office Closed at Noon		

JAN 2021

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

An Index to Gardening Articles by Diane Bayless

As I write this, my time on the HOA Board is drawing to a close which means this will be my last gardening column. My hope is that these monthly articles have provided some useful information. I have drawn upon my training as an Extension Master Gardener, but have also relied on research for many of the articles so I have learned some things along the way myself. One of the challenges I have faced in preparing these articles has been to come up with timely topics without repeating too much information. Since seasonal garden tips do not change much from year to year, I offer this index to past articles as a guide for your gardening. Articles from January 2018 forward are available on the Sugarland website at <https://srhoa.com/srhoa-newsletters/>. The earlier articles can be requested by contacting the office.

	2017	2018	2019	2020
Jan		The January Gardener	Holiday Plant Care	Garden Books for Children
Feb		Garden Dreaming	House Plant Bugs	Checking Seed Inventory
Mar	Starting from Seeds	March Garden Chores	March Garden Waiting	March Gardening
Apr	Native vs Exotic Plants	My Backyard Program	Native Plants/Pollinators	Garden Plans
May	Spring Gardening	Maintaining Lawns	Native Pollinators Part 2	Gardening in Pandemic
Jun	Diagnosing Plant Problem	Spotted Lanternfly	Environmental Balancing	Garden Changes
Jul	Summer Plant Problems	Children in the Garden	Good Bug/Bad Bug	What's Wrong with Plant
Aug	Dog Days of Summer	Living with Wildlife	Good and Bad in Garden	Saving Seeds for Next Year
Sep		Water Concerns in Yard	Combating Mosquitoes	Invasive Plants and Seeds
Oct	Preparing for Winter	Bulbs	Protecting Waterways	Fall Planting Trees/Shrubs
Nov	Layered Gardening	November Yard Chores	Transitioning to Winter	Putting Leaves to Work
Dec	December Garden Chores	Indoor Gardening	Winter Garden Reading	Index

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