

SUGARLAND RUN



JANUARY 2021
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

2021 Association Dues: The 2021 dues are as follows for all owners in Sugarland Run

HOA \$74.71 THOA \$66.25 HR \$37.34

All coupons have been ordered and mailed. Should you not receive your coupon books by January please contact the office so that we can issue you some.

Amendment of Documents: The Sugarland Run Homeowners Association Board of Director's have 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

SRTHOA Board of Directors: The SRTHOA is currently looking for someone that is interested in joining the board of directors. Meetings are held once a month. If you are interested please feel free to contact the manager Gabriela Garza at manager@srhoa.com

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NOTICE

Trash and Recyclables: Please keep your community clean by securing your garbage and recyclables in a garbage can. All large items must be scheduled for pick up with your trash company. Let's all do our part and keep the community clean





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, Treasurer
Jorge Frapiccini
Glenys Wright, Vice President
Jen Heffren, Secretary
Jeff Kozak
Patricia Pruden
Christopher Fullerton
Heather Parker

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

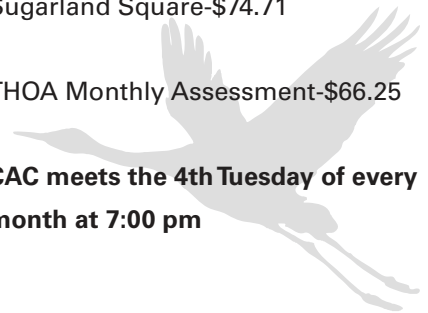
Trash removal Monday and Thursday.
Snow Removal
Common ground care

HOA MONTHLY ASSESMENTS

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

THOA Monthly Assessment-\$66.25

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



SRTHOA 2021 BUDGET

	2021 Budget			
REVENUE			MAINTENANCE & REPAIRS	
RESIDENTIAL ASSESSMENTS	405,064	46.43	CLEANING	0
TRASH ASSESSMENTS	172,935	19.82	SIDEWALK/CONCRETE	5,000
LATE CHARGES	1,000		SIGNAGE	1,000
LEGAL FEE REIMBURSEMENTS	10,000		MISCELLANEOUS	0
INTEREST INCOME- OPERATING	100		TOTAL MAINTENANCE & REPAIRS	5,000
INTEREST INCOME - RESERVES	1,000			11,000
LEGAL TURNOVER FEE	1,000			
MISCELLANEOUS INCOME	2,000		RESERVES	
TOTAL REVENUE	593,099		REPLACEMENT RESERVE	
			RESERVES - PARKING LOTS	1,000
ADMINISTRATIVE EXPENSES			RESERVES - TOT LOTS	22,653
MANAGEMENT FEES	122,061		REINVESTED INTEREST	4,000
OFFICE SUPPLIES	2,500		TOTAL RESERVES	150
POSTAGE/PRINTING	5,000			27,803
AUDIT & TAX RETURN PREP	5,000		TOTAL EXPENSES	593,099
LEGAL FEES GENERAL	7,000		SURPLUS/(DEFICIT) FUNDS	
LEGAL FEES COLLECTIONS	35,000			
MINUTES/ SECRETARIAL SERVICE	1,300			
PROFESSIONAL FEES	0			
MISCELLANEOUS	100			
BAD DEBTS	10,000			
INSURANCE	25,000			
VEHICLE MAINTENANCE	3,000			
TAXES AND LICENSES	400			
TOTAL ADMINISTRATIVE EXPENSES	216,361			
CONTRACTED SERVICES				
TRASH REMOVAL	172,935			
GROUNDS MAINTENANCE CONTRACT	70,000			
TREE REMOVAL/MAINTENANCE	25,000			
SNOW REMOVAL	70,000			
SEWER MAINTENANCE	0			
TOTAL CONTRACTED SERVICES	337,935			



SRHOA 2021 BUDGET

	2021 Budget		
REVENUE	\$74.71	COMMON ELEMENTS EXPENSE	
RESIDENTIAL ASSESSMENTS	1,736,514 \$37.34	GROUND MAINTENANCE CONTRACT	92,000
LEGAL FEE REIMBURSEMENT	10,000	EQUIPMENT/TRUCK MAINTENANCE	2,500
LEGAL TURNOVER FEES	0	LAKE MAINTENANCE CONTRACT	10,000
CLUBHOUSE RENTAL	0	TREE REMOVAL	100,000
SECURITY DEPOSIT (CLUBHOUSE RENTAL)	0	COMMON GROUND CARE	5,000
POOL PASS REPLACEMENT	0	SNOW REMOVAL	20,000
POOL GUEST PASSES	0	TOT LOT MAINTENANCE	20,000
INTEREST - OPERATIONS	0	STREET LIGHT MAINTENANCE	30,000
INTEREST - RESERVES	500	OPERATING RESERVES	40,000
RETURN CHECK FEES	700	TOTAL COMMON ELEMENTS EXPENSE	319,500
VENDING INCOME	0		
MISCELLANEOUS INCOME	0	COMMUNITY CENTER & PROGRAM EXPENSE	
TOTAL REVENUE	1,747,714	NEWSLETTER	20,000
		CUSTODIAL SUPPLIES & SERVICE	15,000
GENERAL/ADMINISTRATIVE EXPENSES		COMMUNITY PROGRAMS (CAC)	7,500
RESIDENT SURVEY	0	UNEXPECTED EXPENSE	10,000
BOARD FUND	500	UTILITIES	75,000
OFFICE SUPPLIES	7,000	GENERAL REPAIRS	23,000
COMPUTER & SUPPORT	4,500	SECURITY	7,000
TELEPHONE	13,000	PEST CONTROL	2,000
WEBSITE	2,000	TOTAL COMMUNITY CENTER & PROGRAM EXPENSE	159,500
ARC REPAIRS	10,000		
POSTAGE	30,000	POOL EXPENSES	
EQUIPMENT PURCHASES & LEASES	15,000	POOL MANAGEMENT	120,000
MANAGEMENT FEES	374,471	SWIMTEAM	0
ACCOUNTING/AUDIT SERVICES	7,000	POOL FURNITURE	4,000
LEGAL SERVICES - GENERAL	20,000	POOL MAINTENANCE	35,000
LEGAL SERVICES - ARC	5,000	POOL SUPPLIES	5,000
LEGAL SERVICES - COLLECTIONS	50,000	POOL WATER	4,000
TAXES & LICENSES	1,000	TOTAL CONTRACTED SERVICES	168,000
INSURANCE	35,000		
BOD MINUTES	4,000	RESERVES	
BAD DEBTS	10,000	TOTAL RESERVES	512,243
RESERVE STUDY	0		
VENDING EXPENSES	0	TOTAL EXPENSES	1,747,714
TOTAL ADMINISTRATIVE EXPENSES	588,471		
		SURPLUS/(DEFICIT) FUNDS	0

**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



JAN 2021

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

FEB 2021

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



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

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



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