

SUGARLAND RUN



NOVEMBER 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 SRTTHOA Board is looking for a homeowner that is interested in joining the board of directors. If interested, please contact Gabriela Garza at manager@srhoa.com

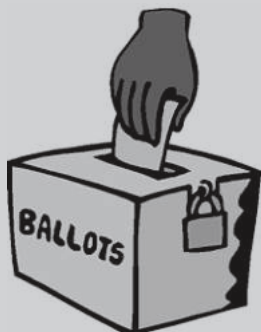
HOA Annual Meeting: The Sugarland Run Homeowners Association Annual Meeting will be held virtually on November 12, 2020. Please sign up for the email blasts to receive the meeting details.

ARC Update: There has been several homeowners who have been doing improvements to their homes without an ARC approval. Please note that ANY outdoor improvements require ARC approval ahead of the repairs. You may fill out the application via our website www.srhoa.com Should you have questions as to what needs approval please contact the office at (703) 430-4500.

Office Update: The office continues to be open by appointments on Monday and Friday 8am-5pm. We do 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: The finalized amendments were mailed to all homeowners. We ask that you review and return signature page. Please return the signature pages to the office, via the drop box. More information and the document changes can be found on our website www.srhoa.com





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
Jen Heffren

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

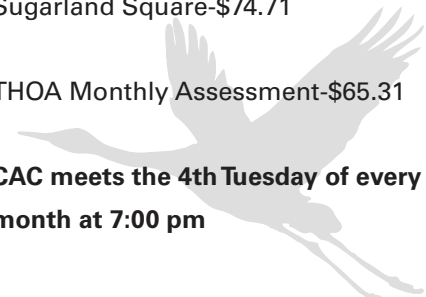
Trash removal Monday and Thursday.
Snow Removal
Common ground care

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

October saw a major milestone in the Board's year-long project to amend the SRHOA Declaration with the mailing of the voting package to every homeowner. As a member of the Board I'd like to request that every homeowner gives the proposed changes due consideration and cast your vote accordingly. As a fellow homeowner, I'd like to implore you to consider the long-term impact to the Association's ability to manage our community if these two changes are not approved.

The Board provided homeowners the opportunity to learn about the proposed amendments via a series of Town Hall meetings over the past several months and to ask questions or raise concerns during the Resident Forum at the semi-monthly Board meetings. We appreciate the homeowners who took advantage of those opportunities but are well aware that those homeowners represent a very small percentage of our community. Apathy is possibly the biggest hurdle to overcome right now. If you strongly disagree with the proposed amendments, of course it is your right not to vote to approve them. If you're not strongly opposed to them, please keep in mind that approval takes 67% of all homeowners – a total of 1,382 "yes" votes – and every "yes" vote can help nudge our community out of the 1970's and into the 21st century.

The Board has been asked why we have not included all of the originally proposed amendments. After listening to comments from residents, we made the decision to choose just the two amendments that had the greatest chance of being approved - allowing communication and voting to take place electronically and reducing the percentage of votes needed to pass changes. Attempting to get all changes through at one time risked getting no changes approved. If these two changes are approved, it is hoped that it will be easier to vote on other needed changes in the future.

Like all Board decisions, this was discussed at length, with various Board members expressing differing opinions. However, in the end, as with all Board decisions, the majority rule applied. Did we make the right decision? That question can be asked about many decisions the Board makes, on issues both big and small. The answer to that question will depend on the position of the individual asking the question. The one thing I can assure you is that Board members - who are all volunteers - try to weigh all information pertaining to the subject at hand and make the best decision they can with the overall interest of the entire community in mind. It is sometimes disheartening for members of the Board to find decisions questioned by residents, but this questioning also helps make the community stronger by encouraging residents to become engaged in community governance. Homeowners who want to have the greatest influence on Board decisions are urged to consider serving on the Board. Having Board members with differing opinions and points of view enriches Board discussions and helps ensure that the decision-making process serves the overall best interest of the community.

While the work to amend the Declaration will continue, the end of the year is also fast approaching and brings with it some necessary year end decisions. The Board will be reviewing the 2020/2021 snow removal contract, preparing for the Annual Meeting to be held on Thursday, November 12, reviewing proposals from several pool and lake management contractors, finalizing the 2021 assessments/budget and preparing the 2021 community project list. 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.

I hope that you and your families have a safe and enjoyable Thanksgiving.

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, mitigation 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



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 HOA Annual Meeting 6:30 pm	13	14
15	16	17	18 HOA Meeting 6:30 pm	19	20	21
22	23	24 CAC Meeting 7:00 pm	25 Office Closed at Noon	26 Office Closed	27 Office Closed	28
29	30					

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		



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!

Putting Fall Leaves to Work by Diane Bayless

As we enter November there will be a few delightful days for final garden cleanup, but signs everywhere that plants are heading for winter dormancy. November is pretty much your last chance to help plants prepare for the winter and to give soil an extra boost. My favorite ingredient for both can be found right there in the yard ... all those leaves the trees have shed as they seek winter protection. These fall leaves can hold down winter weeds; provide a blanket of insulation to help keep soil from repeated freezing and thawing that can uproot small plants and bulbs; help the soil retain moisture; and release nutrients as they decompose. In most cases, to work effectively, leaves should be chopped up. Leaves left whole on the lawn or in the garden blow around more easily or become matted which does not allow water to penetrate and can kill vegetation underneath. I use a leaf blower that can be reversed to vacuum and chop the leaves. Another method is to pile leaves to a maximum of 6" and mow over them several times. Once leaves are chopped, there are a couple options. The chopped leaves can be left in place on the lawn or placed in a compost pile, bin or in large garbage bags and allowed to decompose over the winter to create compost for the spring garden. I prefer to use the chopped leaves directly in my garden beds as free mulch. Over time they decompose releasing their stored nutrients to feed the soil and plants. Just remember, as with any mulch, do not pile directly against tree trunks or shrub branches as this may give small rodents a safe place to gnaw undetected and encourage decay. In my empty garden beds, leaves also help prevent soil erosion and add organic material so the soil will be ready for spring planting.

For more information, check out the following publications:

Landscaping for Less in the Landfill: pubs.ext.vt.edu/content/dam/pubs_ext_vt_edu/426/426-716/426-716.pdf

Making Compost from Yard Waste: pubs.ext.vt.edu/content/dam/pubs_ext_vt_edu/426/426-703/426-703.pdf

"Leave" Them Alone: pubs.ext.vt.edu/content/dam/pubs_ext_vt_edu/430/430-521/SPES-212.pdf

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