

# SUGARLAND RUN



FEBRUARY 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](http://www.srhoa.com)

### WHAT'S HAPPENING

**THOA Call for Applicants:** The Sugarland Run THOA Board of Director's annual meeting is May 12, 2021. We are asking anyone interested in running for the board please fill out the call for candidates included in this newsletter. All applications are due by March 7, 2021, to be included in the April newsletter. Any questions please feel free to contact the office (703) 430-4500.

**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](http://www.srhoa.com)

**Snow Removal:** In anticipation of the coming winter weather please remember that all streets within Sugarland Run are the responsibility of the Virginia Department of Transportation (VDOT). VDOT reports that they do not plow or sand secondary or side streets until after a storm is done. If your street has not been plowed or sanded within 24 hours of the end of a storm, please call them at (703) 383-8368. If you live in the Sugarland Run THOA and you are experiencing problems within your parking lot (where there are numbered assigned spaces) please call the THOA office at (703)430-4500.

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**BE CAREFUL**  
**BEWARE OF**  
**ICE**

### NOTICE

**Beware of Ice:** While Willow Lake can look like a winter wonderland when it freezes, it can also be a danger. Parents, please warn your children and teens about the hazards of walking or playing on the ice. The ice isn't as thick as it looks, but the water underneath is deep and cold.





## 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 Heffern, 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**

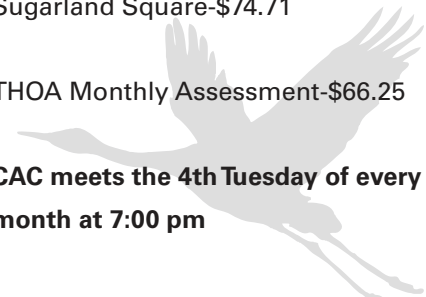
Trash removal Monday and Thursday.  
Snow Removal  
Common ground care

### **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**



## DIRECTORS' CORNER

### *Hello Neighbors*

As the we all look ahead to a better 2021 the Board will begin looking at community-wide projects to enhance our neighborhood. Some of the projects under consideration include completing the streetlight replacement program, replacing damaged flooring in the community center and undertaking further repairs to the trail system.

While completion of the projects to be undertaken in 2021 has been budgeted for, continuing these types of major projects in the future depends on the timely payment of monthly assessments which is the sole means of income for the HOA. It is human nature to grumble about paying bills, but keeping our community infrastructure in good shape benefits all homeowners as it helps maintain property values. As a reminder, SRHOA assessments are due on the 1st of each month and the amounts are listed on the SRHOA website.

February 2021 marks the 50th anniversary of the Sugarland Run Homeowners Association. That's a milestone that needs to be recognized even if we are unable to celebrate due to the pandemic that continues to rage. Maybe we will be able to celebrate the 51st anniversary instead!

February means that Spring is right around the corner. Spring also brings with it door-to-door soliciting so don't forget to be a smart consumer, research vendors and don't fall for scams.

Glenys Wright  
Vice President, Sugarland Run HOA Board of Directors



## SRHOA ACCOUNTS - ARC UPDATE

### SRHOA ACCOUNTS



The Sugarland Run HOA would like to remind everyone that your association dues must be paid on the 1st of each month. Due to the COVID pandemic collection efforts were briefly paused. Beginning January 31 collection efforts will resume. Feel free to contact [admin.assistant@srhoa.com](mailto:admin.assistant@srhoa.com) for questions or concerns.

### ARC UPDATE

Please note that the ARC inspector is our daily doing inspections on all lots.

*Please make sure that all Christmas Decorations have been removed*

*Please make sure all vehicles are properly registered and have valid inspections*

*Please make sure that miscellaneous items are stored out of sight,*

*Please make sure trash cans are stored out of sight to name a few things we monitor.*

If you have questions about your lot to ensure it is maintained properly please contact the office

**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: \_\_\_\_\_

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*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



# 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						

# MARCH 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	29	30	31			



## 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](mailto:manager@srhoa.com).

Sincerely,  
Sugarland Run Board of Directors

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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](mailto:manager@srhoa.com).



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**Sugarland Run Homeowners Association**  
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Sterling, VA 20164

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

HAPPY  
VALENTINE'S  
DAY

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