

SUGARLAND RUN



MARCH 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

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 contact the office. All applications are due by March 7, 2021, to be included in the April newsletter.

Assessments: 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. Effective January 31 collection efforts will resume. Feel free to contact administrative@srhoa.com for questions or concerns.

Office Hours: Please note that the office staff is onsite on Monday and Friday's 8 am-5 pm by appointment only. Tuesday, Wednesday and Thursday we work remotely. It is imperative that you set an appointment so that we can monitor the flow of traffic. Masks are required. If you would like to set an appointment please contact Victoria Murcia at (703) 430-4500 or administrative@srhoa.com

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NOTICE



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





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

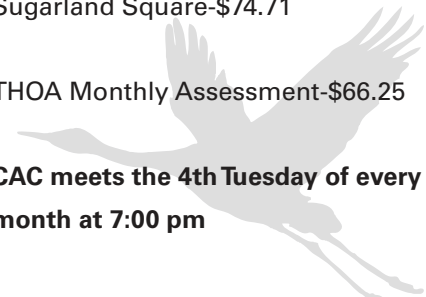
Trash removal Monday and Thursday.
Snow Removal
Common ground care

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 you know the streetlight replacement project has been underway for many years. We are now down to the final areas to be upgraded. At the February 3rd Board of Directors' meeting proposals were presented and approved for a total expenditure of \$396,380.

1. 4 poles on Harvest Lane - \$54,780
2. 5 poles on Park Hill Lane and Court - \$84,900
3. 19 poles on Sugarland Run Drive (Victoria-South Cottage) - \$256,700

It is anticipated that the contractor – CMI Company – will commence this work in May.

The completion of this work means that the entire streetlight replacement project will finally be done and attention can be directed to upgrading the metal halide fixtures that were installed when this project began, with the even more economical and longer lasting LED fixtures that have been installed in the latter years of this extensive project.

At the February 17th Board of Director's meeting there was some preliminary discussion about the 2021 pool season, and this is likely to be a topic of discussion over the next several board meetings. The Board is committed to working with the new pool management company, High Sierra Pools, to do everything possible to open the pool this summer if that can be done safely and in accordance with any mandated requirements or restrictions.

The Board continues to look at other community projects that need attention. Some that are under consideration include the resurfacing of the tennis courts and the replacement of flooring in the community center. The cost of any potential project is a major factor that the Board has a duty to take into consideration as all projects are funded by the monthly SRHOA assessments paid by homeowners. While the Board has taken a compassionate and flexible approach to the collections policy over the past year, recognizing the financial impact that the pandemic has brought, the difficult decision has been made to recommence the collections process. If you have received a collections notice and are experiencing financial hardship, I would encourage you to contact our office staff to work out a payment arrangement. Keeping our community infrastructure in good shape benefits all homeowners as it helps maintain property values, but this also requires timely payment of HOA assessments by all homeowners. As a reminder, SRHOA assessments are due on the 1st of each month and the amounts are listed on the SRHOA website.

As a reminder, SRHOA Board meetings have an open resident forum which is generally at the beginning of each meeting. This forum is an opportunity for any resident to bring issues to the attention of the Board of Directors. Whether you have something to bring to the Board's attention, or just want to learn about the issues under consideration by the Board, all residents are encouraged to attend Board meetings – they are the first and third Wednesday of every month at 6.30pm and are currently being held via Zoom. The Zoom information is available on the SRHOA Facebook page on the day of the meeting and emailed to homeowners that are signed up to receive monthly newsletter via email.

Glenys Wright
Vice President, Sugarland Run HOA Board of Directors



GARBAGE REMOVAL



Please note that all large trash to include but not limited to appliances, furniture, tires, mattresses, etc must have an arranged pick up with American Disposal. We have had a large amount left in common area and the THOA has to pay to have it removed. We ask that THOA members contact the trash company to discuss removal. Should you have any questions please feel free to contact the office (703) 430-4500.



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



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			

APRIL 2021

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 7:30 pm	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!

Happy
ST. PATRICK'S
Day

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