

SUGARLAND RUN



**JULY 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

Pool: THE POOL IS NOW OPEN!

Reminders for using the pool this summer:

1. The pool will be open under a reservation system for this summer. Members must use the FunFangle online reservation system to reserve 2-hour time blocks at the pool. <https://sugarlandrun.funfangle.club>
2. Members must have a valid pool pass to enter the pool. Please call the office to schedule an appointment if you need a new pool pass or have questions.
3. Members must leave the pool facility for the last 20 minutes of each time block to allow for cleaning and disinfecting.
4. Masks are required to enter and exit the pool facility, in the bathrooms, and at the guard desk.
5. Pool furniture will not be available at this time. The pool deck and grass area will be marked to allow for social distancing. Members are welcome to bring their own chairs.
6. Due to reduced capacity, no guests will be allowed at this time.

The complete 2021 pool rules and COVID addendum can be found on www.srhoa.com

National Night Out: National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. National Night Out enhances the relationship between neighbors and law enforcement while bringing back a true sense of community. Furthermore, it provides a great opportunity to bring police and neighbors together under positive circumstances. This event will take place on August 3rd at 200 Greenfield Ct, Sterling, VA in the community parking lot. More information will be available as the event gets closer.

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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

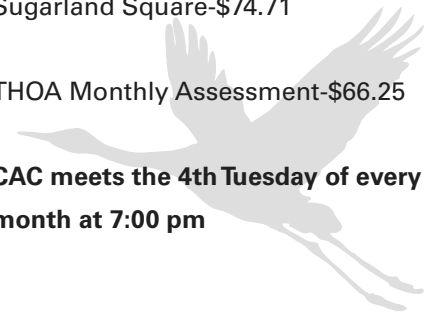
Trash removal Monday and Thursday.
Snow Removal
Common ground care

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

At the June 16th SRHOA Board meeting we got our first look at the Willow Lake assessment, reports and recommendations provided by the Loudoun County Department of General Services and the Virginia Department of Conservation and Recreation. This is the result of a multi-year collaboration to fully assess the condition of the lake. Representatives from the County will be attending the July 21st Board meeting to present their findings, explain their proposed scope of works and answer any questions from the Board and interested community members. If you live near Willow Lake, enjoy a walk around the lake, or are generally just interested to know more about the proposal, please join the BOD meeting on July 21st – the Zoom information is posted on the SRHOA website and Facebook page – to learn more. Below is a rendering of the proposed improvements. Oh, and did I mention that these proposed improvements, if approved by the Board, will be at no cost to the SRHOA? What's not to love about that!



Two projects that are still in progress, albeit slow progress, are the streetlight replacement work on Sugarland Run Drive between Cottage and Victoria, Harvest Lane, Park Hill Lane and Park Hill Court, and the resurfacing of the tennis courts by Bishop's Tennis. The tennis court project is now scheduled to be done in August, and the streetlight project will be underway in the next few weeks with CMI Companies in the community working on laying conduit and wiring, ahead of the installation of the remaining poles and fixtures.

Other projects that are in the bidding process are the annual trail repairs and tree removal. Once bids are received and reviewed by the Board, it is anticipated that these projects will be scheduled in the Fall.

I hope everyone enjoys their July 4th holiday weekend.

Glenys Wright
Vice President, Sugarland Run HOA Board of Directors



SUGARLAND RUN POOL RULES - COVID ADDENDUM

All members must provide a valid pool pass, have a reservation, complete both a liability waiver and COVID screening questions in order to gain entry to the pool.

1. The pool will be operating at a reduced capacity for the 2021 season to meet state and local COVID requirements. In order to access the pool, members must make a reservation for a 2-hour time block. Reservations must be made online at <https://sugarlandrun.funfangle.club>.
2. All members must sign a liability waiver and answer screening questions for each reserved time block. The waiver and screening questions are included in the online reservation system.
3. All members must provide a valid pool pass and will be asked COVID screening questions and have their temperature checked prior to entering the pool.
4. No guests will be permitted at this time due to operating at a reduced capacity.
5. The diving board will not be open at this time.
6. All members must comply with all SRHOA pool rules. Furthermore, members should note the following additional rules and information for the 2021 season:
 - A. The pool and bathhouse facilities cannot be guaranteed to be COVID free. Use at your own risk.
 - B. Members are encouraged to arrive swim-ready which means arriving changed and ready to swim. Members are encouraged to shower and use the restroom before coming to the pool to limit touch points.
 - C. Members must utilize the designated seating areas and adhere to physical distancing requirements. Pool deck furniture will not be available due to sanitization requirements. Members may bring their own chairs, spaced 10 feet away from members not in the same household. All personal chairs must be removed upon exiting the facility.
 - D. Members are encouraged to bring a filled water bottle. **NO GLASS CONTAINERS.**
 - E. To facilitate a smooth transition, and cleaning, between reservation times, please exit the water when the lifeguard/s indicates your time block is ending. Each reservation time block includes your entry into and exit from the pool facility. Members will have a maximum of one hour and 45 minutes to be in the pool, time your visit accordingly.
 - F. Please keep personal belongings in your designated seating area and take everything with you when you leave. Any personal items remaining at the end of a time block will be discarded. There will be no lost and found. The only exception will be for cellular phones, should one be left behind. If not retrieved at the pool house by the end of the day, the phone will be deposited in the SRHOA Office Mail slot.
 - G. Mask Guidelines:
 - Members ages 2 and over must wear a mask while moving around the pool, when visiting the restroom, and when entering and exiting the facility.
 - Masks may be removed when seated only when members not of the same household can maintain 10 feet of social distance.
 - Masks are not required while members are in the water. Members must practice proper physical distancing from those not in their household when in the pool.
 - H. Subject to capacity limits, and pool management staff availability, walk-up reservations may be possible. However, members with existing reservations will be given priority admittance.
 - I. Please be responsible and mindful of other residents and Lifeguards. Lifeguards are not babysitters or physical distancing enforcers.

Due to the rapidly evolving nature of the COVID-19 pandemic, this Addendum is subject to change pending additional guidance received from state and local authorities. Thank you in advance for your understanding and cooperation.

**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



JULY 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	31

AUG 2021

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	13	14
15	16	17	18 HOA Meeting 6:30 pm	19	20	21
22	23	24 CAC Meeting 7:30 pm	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.

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!

