

**SUGARLAND RUN HOME OWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS MEETING**

September 5, 2018

**CALL TO ORDER**

The regular meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on September 5, 2018 at 6:30 p.m. in the Community Center. Raed Muslimani presided. It was noted that a quorum was present.

Present: Raed Muslimani, President  
Karl Acorda, Vice President  
Kevin McKernin, Secretary  
Rebecca Thomas, Treasurer  
Jorge Frapiccini, Director  
Diane Bayless, Director  
Gabriela Garza, Sequoia Management  
Amber Bricker, Sequoia Management

Absent: Jimmy O'Connor, Director  
Johnny El Zein, Director  
Arnaldo Irizarry, Director

Others Present: Deputy Holben

**APPROVAL OF AGENDA**

Kevin McKernin **MOVED** that the agenda be approved as written. Diane Bayless **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

**APPROVAL OF MINUTES**

Rebecca Thomas **MOVED** that the minutes for August 15, 2018 be approved as written. Karl Acorda **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

**RESIDENT FORUM**

\*Multiple residents from Avondale Drive informed the BOD that the newly installed street lights are too bright for residential use and requested the BOD find a solution to dim or shade the lights. They also notified the BOD that since they have been installed that are on all day.

\*A resident and his child asked Deputy Holben if there had been an increase of vehicle break ins in the area. Deputy Holben informed them that car breaks ins are slightly down this year but there is an increase in the number of construction vehicles being broken into. He reminded residents to lock all car and home doors and to always report any suspicious activity to the Loudoun County Sheriff's Office.

**COMMUNITY POLICING REPORT**

Deputy Holben attended the meeting and asked the BOD they would like to have another Annual Community Clean-up on October 13, 2018 at 8 a.m. He proposed that the focus of this clean-up should be around Kale Avenue.

**MANAGER'S REPORT**

\*Management notified the BOD that Premier Turf and Landscaping was able to provide a sample of the railing they proposed to install at the Greenfield Tot Lot, but Stonehill Company couldn't get a sample.

\*Management informed the BOD that Premier Turf and Landscaping has submitted multiple proposals to remove dead or declining trees encroaching on homeowner's properties.

\*Management notified the BOD that the Sugarland Run entrance sign was repainted.

\*Management informed the BOD that a meeting with Dominion Paving will be held to ensure that they

will be providing proposals for repairs of the entire trail network.

\*Management notified the BOD that 2, 3, and 4 Abbey Circle own the sections of fence along Sugarland Run Drive and part of Potomac View Road.

\*Management reminded the BOD to review the current Premier Turf and Landscaping Grounds Maintenance Contract that was emailed to the BOD.

### **DIRECTOR'S REPORT**

\*Diane Bayless asked management if Loudoun County had been contacted regarding the Sugarland Run Stream Restoration Project.

\*Karl Acorda asked management if schools were still using the Greenfield Tot Lot. He suggested the BOD consider installing a sign at the tot lot that states it is for the use of Sugarland Run residents and their guests only. He also recommended that the BOD plant wildflowers at the berm near Biscayne Court rather than the tall grass that covers that area. Diane Bayless suggested a native ground cover instead. He asked management if Willow Lake could be skimmed to remove the algae that is floating on top. He again reminded the BOD that the split rail fences throughout the community are in disrepair and should probably be removed. Management will have the split rail fences removed.

\*Kevin McKernin informed the BOD that he will be not re-running for the November 2018 elections.

### **NEW BUSINESS**

\*Kevin McKernin **MOVED** to approve the proposals to remove several dead trees encroaching on homeowner's properties in the amount of \$7,432.00. Raed Muslimani **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

\*The BOD will review the current pool rules and will revisit them at the October Working Session. Management to send the BOD suggestions for edits to the rules.

### **OLD BUSINESS**

\*Kevin McKernin **MOVED** to approve the proposal to install a railing at the Greenfield Tot Lot in the amount of \$9,383.00. Karl Acorda **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

\*The BOD asked management to send correspondence to the residents at 2, 3, and 4 Abbey Circle notifying them that the perimeter fence along the rear of their properties belongs to them and needs to be maintained by them. The BOD also asked management to notify residents impacted by the Potomac View Fence removal that the date the fence will be removed will be November 5, 2018.

### **ANNOUNCEMENT OF NEXT MEETING**

September 19, 2018 at 6:30 p.m.

### **EXECUTIVE SESSION**

None

### **ADJOURNMENT**

Kevin McKernin **MOVED** to adjourn the meeting. Raed Muslimani **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**. The meeting was adjourned at 7:31 p.m.

Submitted By: \_\_\_\_\_