

# SUGARLAND RUN



AUGUST 2021  
NEWS

## SUGARLAND RUN HOMEOWNERS ASSOCIATION

200 Greenfield Court, Sterling, VA 20164 ■ [manager@srhoa.com](mailto:manager@srhoa.com) ■ 703-430-4500 (phone) ■ 703-430-4501 (fax)  
[www.srhoa.com](http://www.srhoa.com)

### WHAT'S HAPPENING

**Pool:** The pool continues to 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>

**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. This event will take place on August 3rd at 200 Greenfield Ct, Sterling, VA in the community parking lot between 6pm-8pm. There will be free food and activities.

**SRHOA and ARC Call for Candidates:** The SRHOA board will hold the Annual Meeting in November. If you are interested in running for the board or the ARC please fill out the candidate statement enclosed in this edition of the newsletter and email it to [manager@srhoa.com](mailto:manager@srhoa.com) Should you have any questions please feel free to contact the office.

## INSIDE

Contacts.....	2
Directors' Corner .....	3
Candidate statements.....	4
Architectural Application.....	5
Calendar .....	6
Amendment Summary Statement.....	7

### UPDATE



**Sugarland Run HOA Official FaceBook Page**  
Please scan this QR code to visit our page





## 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**

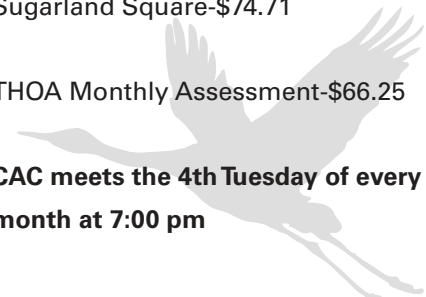
Trash removal Monday and Thursday.  
Snow Removal  
Common ground care

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



## DIRECTORS' CORNER

### *Hello Neighbors*

At the recent Board meeting the Board approved a landscaping project at the HOA office building that will improve the drainage around the building and preserve the building exterior from water damage. This deficiency was noted in the 2020 Reserve Study as requiring attention, and the contract has been awarded to HLS Landscaping at a cost of \$8,309. The drainage installation will impact the vegetation around the building and new plantings will be installed as part of this project. Access to the building will not be affected.

With the last few months of 2021 approaching the Board has finalized contracts for trail repairs and tree removal throughout the community. These projects have been the subject of much discussion over most of the year to ensure that the successful contractors represent the best value for money. At the July 21 BOD meeting, contracts were approved with ProPave, at a cost of \$35,530, and East Coast Arborists, at a cost of \$90,600, and will continue the multi-year effort to address resident concerns about the condition of trails and to remove dead, dying or diseased trees as well as those that are a safety concern on the common property throughout the community. It is hoped that both projects will be undertaken in the late summer/early fall and your patience and understanding for any inconvenience they cause is much appreciated.

Also, at the July 21 BOD meeting, a representative from the Loudoun County Department of General Services joined the meeting to discuss proposed repairs and enhancements resulting from a study undertaken in conjunction with the Virginia Department of Conservation and Recreation on the condition of Willow Lake and answered questions from residents. The study identified repairs and/or maintenance activities to prolong the life of the structures associated with the lake as well as several enhancements which will ensure that the lake will continue to be an attractive feature in our community. These projects are still in the planning stages and are expected to be funded through a combination of State grants and County funds anticipated to be awarded over the next few years. More information about this project is available on the SRHOA Facebook page and will be discussed further at future SRHOA Board meetings as more information becomes available.

It is coming up to the time of year for Board elections – the Annual General Meeting is held in November. Please consider volunteering your time for the Sugarland Run Homeowners Association Board of Directors by submitting your name for consideration as a candidate in the Board elections later in the year. Three positions are available each year, and each has a three-year term. The Board of Directors consists of nine members who are responsible for policies and procedures and overseeing the management of the Association. The Board needs dedicated homeowners who care about our community and are willing to volunteer their time. If you would like to volunteer, please contact Gabby Garza, Community Manager at [manager@srhoa.com](mailto:manager@srhoa.com) or 703-430-4500 or reach out to the current Board via the group email address – [srhoa\\_board@srhoa.com](mailto:srhoa_board@srhoa.com).

Glenys Wright  
Vice President, Sugarland Run HOA Board of Directors

**CANDIDATE STATEMENTS****BOARD OF DIRECTORS – CANDIDATE STATEMENTS**

3 positions available

Name: \_\_\_\_\_

Occupation: \_\_\_\_\_

Resident of Sugarland Run for: \_\_\_\_\_

*Please list any experience related to the responsibilities of a member of the SRHOA Board of Directors:*

---

---

---

*What would you like to accomplish as a member of the SRHOA Board of Directors?:*

---

---

---

*Please list any other information or comments you would like to include:*

---

---

---

**ARCHITECTURAL REVIEW COMMITTEE – CANDIDATE STATEMENTS**

1 position available

Name: \_\_\_\_\_

Occupation: \_\_\_\_\_

Resident of Sugarland Run for: \_\_\_\_\_

*Please list any experience related to the responsibilities of a member of the Architectural Review Committee:*

---

---

---

*What would you like to accomplish as a member of the ARC?*

---

---

---

*Please list any other information or comments you would like to include:*

---

---

---



## APPLICATION FOR ARCHITECTURAL IMPROVEMENT

### APPLICATION FOR ARCHITECTURAL IMPROVEMENT

\*\* Please email application to [admin.assistant@srhoa.com](mailto:admin.assistant@srhoa.com) or drop it off at the office.\*\*

HOA Account # \_\_\_\_\_

THOA Account # \_\_\_\_\_

For complete information on the Architectural Review Committee and procedures, please refer to the ARC Guidelines and Declarations of Covenants, Conditions, and Restrictions. Please be sure to include any supporting documentation as required by the ARC Guidelines.

APPLICATIONS MUST BE COMPLETED TO ITS ENTIRETY. SIGNATURES ARE REQUIRED.  
INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

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:

---



---



---



---



---

FOR TOWNHOUSE SIDING REPLACEMENT PLEASE NOTE NEIGHBORING UNIT COLORS BELOW:

NEIGHBORING UNIT 1: \_\_\_\_\_ APPLICANT(CURRENT): \_\_\_\_\_ NEIGHBORING UNIT 2: \_\_\_\_\_

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



# 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				

# SEPT 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 HOA Meeting 6:30 pm	2	3	4
5	6	7	8 THOA Meeting 7:00 pm	9	10	11
12	13	14 ARC Meeting 7:30 pm	15 HOA Meeting 6:30 pm	16	17	18
19	20	21	22	23	24	25
26	27	28 CAC Meeting 7:30 pm	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.

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

---

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.

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).



PRSR.  
STANDARD  
US POSTAGE  
**PAID**  
DULLES, VA  
PERMIT NO. 273

**Sugarland Run News**  
**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!



**SUGARLAND RUN HOMEOWNERS ASSOCIATION**

200 Greenfield Court, Sterling, VA 20164 ■ [manager@srhoa.com](mailto:manager@srhoa.com) ■ 703-430-4500 (phone) ■ 703-430-4501 (fax)  
[www.srhoa.com](http://www.srhoa.com)