

# SUGARLAND RUN



NOVEMBER 2021  
NEWS

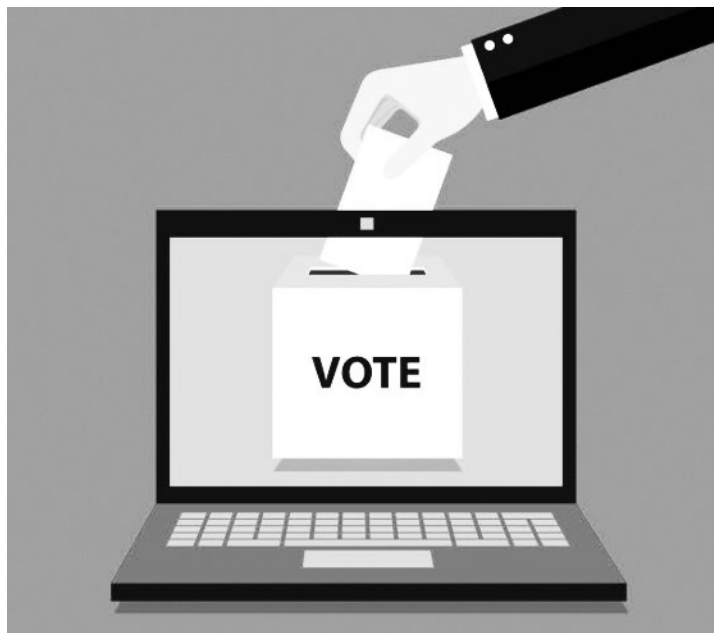
## SUGARLAND RUN HOMEOWNERS ASSOCIATION

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

#### SRHOA ANNUAL MEETING

The Sugarland Run HOA is having their annual meeting on November 10, 2021. We are now accepting electronic voting. Your email must include your account number, name, property address and your list of Candidates in order to vote. Please send an email to [manager@srhoa.com](mailto:manager@srhoa.com)  
Please contact the office at (703) 430-4500



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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  
VACANT, 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  
info@patriotproperties.com

### Hunington Ridge I

TWC Management  
703-437-5800  
info@twcmanagement.com

### 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, 2nd HOA Meeting and THOA Meeting being held virtually via zoom.

### **TOWNHOUSE SERVICES**

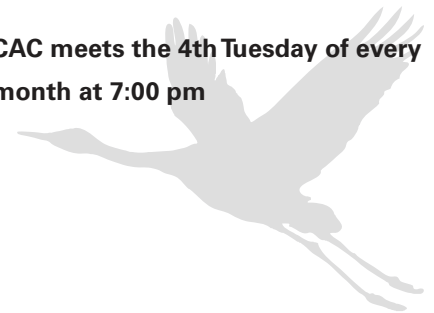
Trash removal Monday and Thursday.  
Snow Removal  
Common ground care

### **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**



## ***Have You Heard About Our Resurfaced Tennis Court?***



Pickleball Is Now Also Included And Is Open For Use!



Located Next To The Office Building At 200 Greenfield Court Sterling, VA 20164

### **TENNIS COURT RULES**

1. No Food, Pets, Equipment, Wheeled Vehicles, Or Other Objects Permitted.
2. First Come First Serve
3. Smooth Soled Shoes Only
4. Players Have Priority over Individuals Practicing.
5. Family Usage is Restricted To One Court At A Time Unless No One Is Waiting.
6. Length Of Play Is One Hour Or Completion Of Two Sets Whichever Occurs First.
7. Junior Players Must Yield Court to Senior Players At End Of Current Set After 5 PM.
8. Order of Use Determined By Placing Rackets In Racket Hang On West End Of Courts.

**BOARD OF DIRECTOR - CANDIDATE STATEMENTS****3 positions available****Name: Dan Benavente****Occupation:** COO, TechFreedom**Resident of Sugarland Run for:** 12 yrs***Please list any experience related to the responsibilities of a member of the SRHOA Board of Directors:***

I am a graduate of Leadership Fairfax 18' and I spent over a decade in direct services to at-risk populations with Reston Interfaith/Cornerstones and FACETS. I would like to get more involved in the community I live in. As a non-profit executive, I have extensive experience with budgeting, running meetings and overall facilitation of discussions. I am passionate about our community and I look forward to helping tackle the challenges and opportunities of raising property values.

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

I would like to find ways to raise engagement within the residents of Sugarland Run. By engaging the community and learning about their changing wants and needs, I believe I can be part of designing a plan to address the most common issues plaguing our community.

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

I live at 264 North Cottage. I speak Spanish and French in addition to English.

\*\*\*\*\*

**Name: Jorge Frapiccini****Occupation:** Realtor at Long and Foster**Resident of Sugarland Run for:** 43 years***Please list any experience related to the responsibilities of a member of the SRHOA Board of Directors:***

Currently on the board for the past eight years. Former Accounting Manager with Dyn Corp for 22 1/2 years, Accounting Services Supervisor with Airbus Industri for 12 1/2 years and realtor for the past 20 years in One Loudoun, Ashburn, VA. Aware of duties of a board member for our community and its residents.

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

Would like to continue the mission of the HOA members and promoting safety for the community, making sure that curb appeal of the property is in great showing and to ensure future residents are attracted to our community. Another concern is the speed control in the area, just a reminder that several years ago when the speed limit was 35MPH a small child was killed, reason why the current speed limit is 25 MPH in the entire community. Continue working with the association and the board with the installation of the new lights, clear trails and respond to resident's inquiries.

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

Would like for Sugarland Run subdivision to be an attractive place for new residents coming to Loudoun County and also enjoying one of the few swimming pools if not the only one in the county that is Olympic size.

\*\*\*\*\*

**Name: Jimmy O'Connor****Occupation:** Non-profit fundraiser**Resident of Sugarland Run for:** 11 years***Please list any experience related to the responsibilities of a member of the SRHOA Board of Directors:***

I previously served on the SRHOA Board for nine years, including as treasurer, vice president, and president. I am proud of the many improvements made during these years to the management of our community for the long-term stewardship of the HOA as well as the quality of life of residents. I currently serve as the Algonkian District Representative to the Loudoun County Parks, Recreation, and Open Space Board, as well as volunteer with several non-profit organizations in Loudoun County.

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

Over the course of my time serving on the SRHOA Board, I've seen what is working well and what could be improved. The pandemic highlighted some opportunities for change, which I'm pleased to see the current board of directors recognize. I believe there is still room for improvement and am particularly interested in four areas: HOA meetings, resident engagement, community quality of life, and long-term planning.

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

I am proud to call Sugarland Run home and celebrate our unique neighborhood, which is one of the oldest planned communities in Loudoun County. My wife and I have three children currently attending our local elementary, middle, and high schools.



## 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:

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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



# Nov 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 Annual Meeting 6:30 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 <b>OFFICE CLOSING AT 12PM</b>	25 <b>OFFICE CLOSED</b>	26 <b>OFFICE CLOSED</b>	27
28	29	30				

# DEC 2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 HOA Meeting 6:30 pm	2	3	4
5	6	7 ARC Meeting 7:30 pm	8 THOA Meeting 7:00 pm Annual Meeting 6:30 pm	9	10	11
12	13	14	15 HOA Meeting 6:30 pm	16	17	18
19	20	21 CAC Meeting 7:30 pm	22	23	24 <b>OFFICE CLOSED</b>	25
26	27	28	29	30	31 <b>OFFICE CLOSED</b>	





## 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

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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.

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**  
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!



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