

SUGARLAND RUN



FEBRUARY 2022
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 Board of Directors: Join the THOA Board. The Sugarland Run Townhouse Owners Association is looking for volunteers to serve on the board. Please consider volunteering to help your neighborhood in this way. The board meets once monthly. If you have questions about what is involved in serving on the THOA Board, please contact the property manager, Gabriela Garza at manager@srhoa.com.

Snow Removal: Snow removal from Sugarland Run street is the responsibility of the Virginia Department of Transportation (VDOT). VDOT reports that they do not plow or sand secondary streets until after a storm is done. If your street has not been plowed or sanded within 24 hours of the end of a storm, please call them at 703-383-8368. If you live in the SRTHOA and you are experiencing problems within your parking lot (where there are numbered assigned spaces) please call the THOA Office at 703-430-4500.

Board Meetings: Please note that all board meeting are open to all residents and are currently held via Zoom. Visit the website www.srhoa.com to sign up for the email blasts that will send the meeting invites.

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AMENDMENT OF DOCUMENTS

The association is now accepting online voting for the amendment of Documents that were mailed last year. If you have not returned your document please feel free to contact the office. This is vital that we are able to approve the amendment changes.





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
Jimmy O'Connor, President
Raed Muslimani, Vice President
Jeff Kozak, Secretary
Marc Raphael, Treasurer
Jorge Frapiccini
Patricia Pruden
Christopher Fullerton
Heather Parker
Dan Benavente

SRTHOA Board of Directors

thoa_board@srhoa.com
Meets 2nd Wed at 7:00 pm
Patrick Noto, President
Marit Hughes, Vice President
Marie Thomen, Secretary
Ellen Piacente

Architectural Review

Committee (ARC)

arc@srhoa.com
Meets 2nd Tues at 7:30 pm
Misty Young
Dawn Cardinal
John Heath

Community Activities

Committee (CAC)

cac@srhoa.com
Meets 4th Tues at 6:30 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. HOA and THOA Meetings are being held virtually via Zoom.

TOWNHOUSE SERVICES

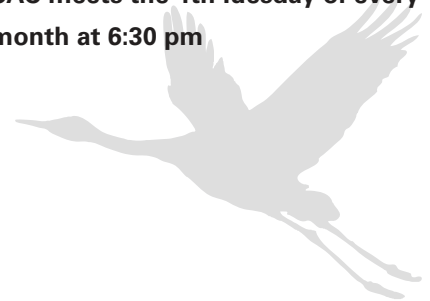
Trash removal Monday and Thursday.
Snow Removal
Common ground care

HOA MONTHLY ASSESMENTS

Single Family-\$74.71
Townhouse-\$74.71
Hunington Ridge-\$37.34
Sugarland Square-\$74.71

THOA Monthly Assessment-\$67.70

CAC meets the 4th Tuesday of every month at 6:30 pm



Forms, Meeting Minutes, Guidelines and More Information
Available at the Community Office and
www.srhoa.com



COMMUNITY CORNER

Dear Residents of Sugarland Run,

We have seen some changes and improvements occurring in our neighborhood. The Board is working on grounds' improvement by doing our part with maintenance and upkeep, but there are also longstanding issues. For example, there are benefits to having underground utilities, but there are also drawbacks, particularly as new tech develops and old tech is sunset.

One that we are trying to get a handle on is the old copper wire telephone cabinets around Sugarland. We're looking into how to have the copper wire telephone boxes better maintained (or removed if no longer in service). Another utility that could use improvement is cable service. Cable wires run across the top of the ground in places - some even cross over our trails. Other cable access boxes are broken or are left open to gather leaves. These all distract from enjoying the neighborhood. If you have cable installed and it is using an above-ground wire, please let the Office know in order for the Community Manager and the Board to work on a solution.

As Spring approaches, our Landscape Contractor will begin to prepare the grass. The Board will meet with the contractor to review the fertilizers and chemicals used on Common Areas in an effort to reduce the application rate. If you have any comments about the work done by the Landscape Contractor in the past, please email them to SRHOA_Board@srhoa.com.

Also, our neighborhood's 50th Anniversary went by during the Pandemic, but let's still plan to celebrate it. Stay tuned to future newsletters and email communications for the details.

Have a good month and be sure to drop in on one of the monthly HOA meetings via Zoom.

Sincerely,

Jeff Kozak
Secretary, SRHOA



UPCOMING ACTIVITIES



Sugarland Run Annual Chili & Cornbread Cook-Off

Please join us for a delicious day of chili and chatting with neighbors and friends. Enter your own chili or cornbread in our competition or just bring your appetite!

**Saturday, March 19th 2022
3-5 PM @ 200 Greenfield Ct.**

To Enter see the FB Event or e-mail
CAC@SRHOA.COM

Sugarland Run HOA Annual Easter Egg Hunt

Let's welcome spring with a wonderful family day at the HOA.

Egg hunts, games, food and fun, we have it all in Sugarland Run.

*Sunday April 3rd 2022
2 PM @ 200 Greenfield Ct.
(Rain date of April 10th)*

If you would like to help keep the fun going in Sugarland Run by joining the Community Activities Committee, please e-mail CAC@SRHOA.com.



APPLICATION FOR ARCHITECTURAL IMPROVEMENT

APPLICATION FOR ARCHITECTURAL IMPROVEMENT

** Please email application to 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



FEB 2022

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

MARCH 2022

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

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.

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
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Sterling, VA 20164

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AS A RESULT OF THIS NEWSLETTER 2 TREES HAVE BEEN PLANTED!

