

# SUGARLAND RUN



APRIL 2022  
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

**Speeding** - The management company has received reports of vehicles speeding close to the playgrounds where children play. We ask that if you see this, please contact the Loudoun County Sherriff's Office Non Emergency line at 703-777-1021 immediately. The Sherriff's Office is aware and is monitoring the areas but needs your help. If you see something say something!

**ARC Annual Inspections** - The ARC Annual Inspections will begin April/May 2022. Is your property ready for inspection? We will be out to do full inspections of the front and rear of the home. Please ensure that all items are in compliance. If you have questions please contact the office.

**Monthly Dues** - The HOA and THOA association dues are due the first of the month. Please ensure that payments are submitted by the first of the month. If payments are not posted by mid month notices of non payment do go out. Please also be advised that there are times where notices and payments cross in the mail. To set electronic payment or check status of payment, please reach out to Victoria Murcia at 703-430-4500.

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### THOA ANNUAL MEETING

The THOA Annual Meeting will be held May 11, 2022, at 7:00pm. Proxies will be going out April. Please return your proxy so that we may count your vote. If you have any questions or are interested in running for the board, please reach out to the Community Manager Gabriela Garza at 703-430-4500.





## 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**

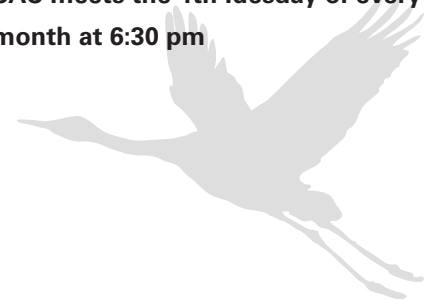
Trash removal Monday and Thursday.  
Snow Removal  
Common ground care

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



## POOL PASS HOURS

**In order to obtain a new pool pass, each member of your household six (6) years and older will need to come to the SRHOA office and have their picture taken. Last years pool passes are still valid. Each member MUST provide the association with one of the following forms of identification:**

- A. Driver's license with current SRHOA property address
- B. Walker's permit (non-driver picture ID issued by DMV) with current SRHOA property address
- C. Recent (within three months) Utility Bill with residents name listed
- D. VA voter registration with property address
- E. Recent (within three months) Bank Statement with property address
- F. Children between the ages of 6 and 18 must provide a current report card of the schools in the community (unless providing driver's license) and must be accompanied by a parent with either A,B, C, D, or E (above).
- G. Tenants must provide a copy of their CURRENT lease and the owner MUST sign the pool application granting authorization for their tenants to use the pool. Tenants are also required to provide proof of residency with either A, B, C, D, or E (above). (Landlord must release their rights to use the pool annually to their tenants.)

Residents may obtain their passes by appointment **ONLY**:

### **WEEKDAY HOURS BEGINNING May 2, 2022:**

Monday-Fridays 8:30 a.m. – 4:30 p.m.  
Appointments are required

**EVENING AND WEEKENDS:**  
Appointments are required

### **In May and June the office will be open the following additional hours for passes:**

Saturday, May 7 from 8:00 a.m. – 12:00 p.m.  
Monday, May 9 from 5:00 p.m. – 7:00 p.m.  
Thursday, May 19 from 5:00 p.m. – 7:00 p.m.  
Monday, May 23 from 5:00 p.m. – 7:00 p.m.  
Thursday, May 26 from 5:00 p.m. – 7:00 p.m.  
Monday, June 6 from 5:00 p.m. – 7:00 p.m.  
Thursday, June 9 from 5:00 p.m. – 7:00 p.m.

**TENANTS MUST CONTACT THEIR LANDLORDS REGARDING POOL PASS ACTIVATION. HOMEOWNER'S ACCOUNT(S) MUST BE PAID UP-TO-DATE IN ORDER TO USE THE POOL. REPLACEMENT CARD FEE: \$20.00 NO EXCEPTIONS**

**All tenants, regardless if 2021 pool passes were received, must contact their landlords regarding activation of 2022 pool passes.**



## SPRING NEWS

# HAPPY SPRING!

We look forward to the flowers, plants and trees growing. Along with the good come dreaded pollen allergies.

A certain amount of enjoyment comes from watching wildlife in the common areas and around the neighborhood. As wildlife activity increases, SRHOA and the THOA want to remind you that pests are attracted to food sources used for birds, squirrels and chipmunks. Make sure your food storage bags or bins are not left open and do not have holes. Check that your bird feeders are dispensing food properly.

Please also be mindful that food scraps can attract a number of undesirable pests. Food scraps and food containers should be disposed of in sound covered garbage cans. There are comments about food scraps including bones being thrown over fences into common areas. Can you imagine walking by and seeing bones and food scraps thrown through the air? I certainly can't. Fellow residents use the Common areas for recreation, enjoyment, or domestic pet purposes.

Please do your part to keep our common areas clean by putting trash and food scraps where they belong, in a covered trash can. Do not contribute food sources for animals as undesirable species' populations can become truly problematic once they find new food sources. Consider keeping our environment clean for children and pets. And please, pick up after your pets!

Happy planting and I'll see you on the trails.

Jeff Kozak



### **SPRING IS HERE AND SO IS A HELPFUL REMINDER LIST!!**

Check for damage to your roof.

Check all fascia and trim for deterioration.

Have an HVAC professional inspect and maintain your system as recommended by the manufacturer.

Check your water heater for leaks or rust.

Check your fire extinguishers.

Check the kitchen exhaust hood and air filter.

Repair all cracked, broken and uneven driveways and walks to help provide a level walking surface.

Check the shutoff valves and all plumbing fixtures to make sure they function.

Check the clothes dryer exhaust duct and damper, and the space under the dryer.



## 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



# APRIL 2022

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

# MAY 2022

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 Annual Meeting 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 6:30 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.

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 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!

## JOIN THE DOLPHINS SWIM TEAM THIS SUMMER

**Online Registration begins May 1**

**Open House Saturday, May 7, 10am-12pm at the Pool**

- WHO?** All SRHOA, SRTHOA, Sugarland Square & Huntington Ridge residents are welcome  
Swimmers ages 5-18 welcome (must be able to make it unaided across the pool)
- WHEN?** Evening practices each weekday May 31 – June 17  
Morning practices each weekday June 20 – July 23 (before the pool opens)  
Swim meets on Wednesday evenings and Saturday mornings during the season
- COST?** \$150 for the first swimmer (with discounted fees for multiple swimmers)  
Need based financial scholarships are available
- WHY?** Learn all four competitive strokes, get to know your neighbors, and have fun!



For more information, scan our website  
code or go to: [www.tinyurl.com/srdolphins](http://www.tinyurl.com/srdolphins)



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