

***Sugarland Run Townhouse Owners Association, Inc.***  
***200 Greenfield Court***  
***Sterling, VA 20164***  
***703-430-4500***

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**WELCOME TO SUGARLAND RUN**

We would like to welcome you to our neighborhood. We hope that as a new resident this information will help you as you settle into your new home and community.

**SUGARLAND RUN TOWNHOUSE OWNERS ASSOCIATION**

The Sugarland Run Homeowners Association (SRHOA) is the master association of which every homeowner within Sugarland Run is a member. Each homeowner is a co-owner of the common elements and shares responsibility for their maintenance. Assessments are collected from each owner to maintain the common elements and support the administration of the Association.

You should have received the SRHOA welcome package including all the HOA information. The **current SRHOA monthly assessment is \$78.45** and is due on the first of each month. Currently the Sugarland Run Homeowners Association (SRHOA) is managed from the on-site office by Sequoia Management Company.

In addition to belonging to the SRHOA, homeowners within the Sugarland Run Townhouse Owners Association (SRTHOA) have their own separate association. It was developed specifically to meet the needs of the townhouse residents. Each homeowner is a co-owner of the common elements and shares responsibility for their maintenance. The **current SRTHOA monthly assessment is \$71.08** and is due on the first of each month. The townhouse association collects assessments from each owner to maintain the common elements and support the administration of the Association. The Townhouse Association is managed by Sequoia Management from the SRHOA office located at 200 Greenfield Court.

Your monthly payment entitles you to the following amenities:

- Swimming Pool Membership
- Asphalt Trail System
- Common Areas (both turf and treed)
- Volleyball Court
- Tot Lots
- Community Center (rental fee required)
- Tennis Court
- Basketball Court
- Willow Lake
- The Sugarland Run Newsletter

Specific concerns of the townhouse residents include parking lot and sidewalk maintenance, maintenance of trails, snow removal in parking lots, maintenance of tot lots, and care of the common grounds deeded to their Association.

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These are just some of the wonderful things you can enjoy every day in Sugarland Run. In addition to maintaining these physical assets, SRHOA is responsible for enforcing the recorded covenants (see guidelines included in the disclosure documents).

As well as belonging to the Sugarland Run Homeowners Association separate associations also exist. These associations are the Sugarland Run Townhouse Owners Association (SRTHOA).

In addition, resident participation is encouraged. The SRHOA Board of Directors meeting is held on the first Wednesday and third Wednesday of each month. All meetings are held at 6:30 PM, Via Zoom. The SRTHOA has its own Board of Directors and committees. The SRTHOA Board of Directors holds its meetings on the 2<sup>nd</sup> Wednesday of each month at 7:00 PM, Via Zoom. Members of the association are welcome to attend these meetings.

The office is staffed Monday through Friday 8:00 AM to 5:00 PM.

If you have any questions, you can stop by the office and the staff will assist you.  
Our address is located at:

200 Greenfield Court  
Sterling, VA 20164  
Or you can call the office at (703) 430 - 4500.

We hope you enjoy living in Sugarland Run!

Sincerely,  
Sugarland Run Townhome Owners Association Staff