

SUGARLAND RUN



JULY 2023
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

Willow Lake: The work to restore the dam at Willow Lake (behind the Community Center) has been completed. This project was conducted in partnership with Loudoun County and is part of a two-phase plan to improve the water quality of the Sugarland Run stream, the Potomac River, and the Chesapeake Bay. The project has moved into the second and final phase, which will include draining the lake so that several feet of silt/sediment can be removed. Phase 2 will also include the planting of aquatic vegetation and recontouring areas around the lake to reduce erosion and improve stormwater management functions. Some of this work may begin later this year – the plans are still being finalized. The draft Phase 2 plan should be posted at www.srhoa.org by the time this newsletter is published. The HOA Board is working to ensure the changes not only improve water quality but also enhance the lake as an amenity for Sugarland Run residents.

Resale Certificate Fees: Pursuant to Section 55.1-2316 for the Resale Disclosure Act, a new Policy Resolution for the Resale Certificate Fees is in effect as of July 1, 2023. Please refer to Page No. 5 for more details.

Complaints/Concerns: Loudoun Express Request (LEX) is an online form to submit issues like speeding, loitering, damaged utility boxes, etc. to the Loudoun County government. These requests are tracked and are important to get problems fixed. Follow these steps to report a concern or complaint:

1. Go to Loudoun LEX at <https://www.loudoun.gov/3055/Report-an-Issue>
2. Click "Submit a request"
3. A new window will open
4. Click on the appropriate category [such as "Utilities and Public Infrastructure" for utility boxes]
5. Click on the appropriate issue [such as "Cable and Broadband Service Requests" for utility boxes]
6. Fill in the requested information
7. Click "Submit"

Reminder: If an issue is an emergency, call 911.

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Pool Hours: Monday to Friday 10 AM to 8 PM
Friday, Saturday, Sunday, 11 AM – 9 PM
Holidays 10 AM – 8 PM



Pool Closing Early: On Wednesday, July 12 & 19, 2023, Pool will close early at 4 PM for Swim Meet



COMMUNITY CONTACTS

Sugarland Run HOA/THOA

General Manager

Asma Khan, CMCA®, ARM®,
CAM®, 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
Paul Hannan

Architectural Review

Committee (ARC)

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

Community Activities

Committee (CAC)

cac@srhoa.com
Meets 4th Tues at 7:30 pm

Sugarland Square Association

Evernest Management Company
571-291-2165
support@evernest.co

Hunington Ridge I

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

Hunington Ridge II

Metropolis
301-779-1800
community@mymetropolis.net

Hunington Ridge III

Sentry Management
540-751-1888
communitycare@sentrymgt.com

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 meetings are now being held in person and virtually via Zoom. THOA meetings are still being held virtually via Zoom

TOWNHOUSE SERVICES

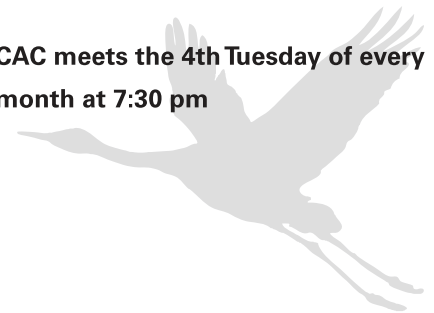
Trash removal Monday and Thursday.
Snow Removal
Common ground care

HOA MONTHLY ASSESMENTS

Single Family-\$78.45
Townhouse-\$78.45
Hunington Ridge-\$39.20
Sugarland Square-\$78.45

THOA Monthly Assessment-\$71.08

CAC meets the 4th Tuesday of every month at 7:30 pm



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



COMMUNITY NEWS

We look forward to celebrating Independence Day. Grilling hot-dogs and burgers, enjoying watermelon, and viewing fireworks displays. Some have fireworks displays of their own.



Please remember that you live in a community that has mature woodlands with a variety of plants and wildlife among them. The natural appearing landscape around us is part of the charm of Sugarland Run. Setting off fireworks displays in your driveway; front or back yard is part of the celebration. When the caliber of fireworks involves rockets, mortars, or something as simple as a Roman candle, the flying fireball/s can cause unforeseen damage to your or your neighbor's home as well as the habitat of native species we enjoy.

Be mindful of where your spent fireworks (rockets) land as they could cause fires or damage after their display is finished and they land with hot cores or coals. Even dry grasses or weeds could ignite and cause an issue. Some families may be traveling – unavailable to monitor their property.

As some lot owners have upgraded or maybe in the process of upgrading their homes with solar panels or additions, consider that debris from fireworks may contribute to wear and tear on the panels and that in-process additions or maintenance/repair work may be vulnerable.

A word about pets... please be sure to keep medication or other non-medicated solutions on hand for your animals that do not enjoy the fireworks.

Have a great time celebrating and thank you in advance for being considerate.

Jeff Kozak



COMMUNITY EVENTS



July is all about pool parties! Join us for food, music, and fun!



July 4th - Pool Party, 12 PM



July 15th - Teen Pool Party (13 years and over), 8 – 10 PM. Following pool rules, teens ages 13 to 15 who wish to attend without parent/guardian must have the parent permission sticker on their pool pass which their parent/guardian can obtain at the office prior to event.



July 22nd - Adult Pool Party, 8 – 11 PM; Responsible BYOB allowed. Please, no glass containers are permitted at the Pool for safety!

The Community Activities Committee (CAC) is made up of resident volunteers and sponsors a variety of free events for residents of Sugarland Run throughout the year. CAC meets on the 4th Tuesday of every month at 7:30 PM. Email CAC@srhoa.com for the meeting link or for more information. You can help us keep the fun going in Sugarland Run!



RESALE RESOLUTION 2023-001

SUGARLAND RUN HOMEOWNERS' ASSOCIATION, INC SUGARLAND RUN TOWNHOUSE OWNERS' ASSOCIATION INC.

POLICY RESOLUTION NO. 2023 - 001

Resale Certificate Fees

WHEREAS, pursuant to Section 55.1-2316 of the Resale Disclosure Act, community associations are required after July 1, 2023, to publish and make available a schedule of the applicable fees (i) for preparation and delivery of the resale certificate, updated resale certificate, and financial update; (ii) for the inspection of a property; and (iii) related to any post-closing costs; and

WHEREAS, it is the intent of the Board of Directors for Sugarland Run Homeowners' & Townhouses Owners Association ("Association") to exercise this power with respect to various services provided by its management agent in connection with the production of a resale certificate.

NOW, THEREFORE, BE IT RESOLVED THAT:

The following fees shall be levied to assist the Association in the defrayal of the costs incurred by the Association in the execution of the various aspects of the production of a resale certificate. The schedule of service fees is as follows:

Preparation and delivery in paper form	<u>\$211.00</u>
Preparation and delivery in electronic form	<u>\$176.00</u>
Inspection	<u>\$141.00</u>
Additional Inspection	<u>\$141.00</u>
Resale certificate update	<u>\$ 70.00</u>
Post-closing fee	<u>\$ 70.00</u>
Rush fees	<u>\$ 70.00</u>

EFFECTIVE DATE OF RESOLUTION

This policy resolution was approved on this 14 days of June 2023 by the Board of Directors for Sugarland Run Townhouse Owners' Association **in effect July 1, 2023.**

This policy resolution was approved on this 21 days of June 2023 by the Board of Directors for Sugarland Run Homeowners' Association **in effect July 1, 2023.**

**SUGARLAND RUN HOMEOWNERS'
ASSOCIATION, INC.**

**SUGARLAND RUN TOWNHOUSE
OWNERS ASSOCIATION, INC.**



JULY 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 Holiday Office Closed	5 HOA Meeting 6:30 pm	6	7	8
9	10	11 ARC Meeting 7:30 pm Pool Party 12 pm	12 THOA Meeting 7:00 pm Swim Meet Pool Closes at 4 pm	13	14	15 Teen Pool Party 8 pm - 10 pm
16 Yoga Community Center 8:30 am - 10:30 am	17	18	19 HOA Meeting 6:30 pm Swim Meet Pool Closes at 4 pm	20	21	22 Adult Pool Party 8 pm - 10 pm
23	24	25 CAC Meeting 7:30 pm	26	27	28	29
30	31					

AUG 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 National Night Out 6 pm - 8 pm	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 7:30 pm	23	24	25	26
27	28	29	30	31		



COMMUNITY EVENT



You are invited to the monthly FREE Downward Dog & Donuts wellness program for Sugarland residents!

- Who: DVEN (www.dven.org) invites all Sugarland residents
- What: Morning Yoga by Hella followed by coffee, tea, and donuts (Please bring your yoga mat if you have one)
- Where: Sugarland Run Community Center (200 Greenfield Court)
- **When: Sat. July 16th at 8:30 am – 10:30 am**
- Why: Yoga helps improve general wellness by relieving stress, supporting good health habits, and improving mental/emotional health, sleep, and balance
- Bonus: The winner of the down dog challenge will get their own full-body massage mat





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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!



**SIGN UP FOR SUGARLAND RUN
E-NEWS AT [HTTP://WWW.SRHOA.COM](http://www.srhoa.com)**

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