

SUGARLAND RUN



OCTOBER 2025 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

SRHOA Annual Meeting: The annual SRHOA community meeting is scheduled for Wednesday, November 12, at 6:30 p.m. It will take place at the community center, located at 200 Greenfield Court, and will also be streamed live via Zoom. During this meeting, we will hold elections for the SRHOA board and the Architectural Review Committee (ARC) and provide an overview of recent and upcoming community projects. All residents are welcome to attend, and refreshments will be provided. We hope to see you there!

Elections 2025: The SRHOA and the ARC have open positions that will be decided in the **November 2025 elections**. If you are interested in running for a seat, please submit the enclosed Candidate Form to 200 Greenfield Ct. or email it to manager@srhoa.com. Nominations for the SRHOA Board and ARC will be accepted until the start of the **Annual Meeting, scheduled for November 12, 2025**. To include your **Candidate Statement in the Annual Meeting/Elections Packet, ensure it is received at the HOA Office by Monday, September 22, 2025**. Voting materials will be mailed to all registered voters in October. If you have any questions, please email or call (703) 430-4500.

Website: We are excited to inform you that our new and improved website was finalized in September. Don't forget to check it out at www.srhoa.com. We would love to hear your feedback. This platform was designed with you in mind to help keep our community informed, organized, and connected.

Routine Board Meetings Schedule:

- **Single Family Home (HOA) Board Meetings:** 1st and 3rd Wednesday of each month at 6:30 PM
- **Townhome (THOA) Board Meetings:** 2nd Wednesday of each month at 7:00 PM. **Board Meeting # 2**, Location SRHOA Office Building at 2:30 PM, last Saturday of each month.

Trick-O-Treat: Happy Halloween! Please exercise caution this Halloween and follow the road safety signs while trick-or-treating!

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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
Marc Rapahel, President
Jeff Kozak, Vice President
Patricia Pruden, Secretary
Christopher Fullerton, Treasurer
Jorge Frapiccini
Jimmy O'Connor
Heather Parker
Two Vacant Spots

SRTHOA Board of Directors

thoa_board@srhoa.com
Meets 2nd Wed at 7:00 pm
David Meier, President
Kevin Leete, Vice President
Bilal Hussain, Treasurer
David Mitchler, Secretary
Thea Cox, Director

Architectural Review

Committee (ARC)

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

Community Activities

Committee (CAC)

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

Sugarland Square Association

Integrity Community Management
571-832-5499
clientcare@
integritycommunitymanagement.com

Hunington Ridge I

Abaris Realty
703-437-5800
info@twcmanagement.com

Hunington Ridge II

Metropolis
301-779-1800
community@mymetropolis.net

Hunington Ridge III

Legacy Community Services
571-313-1004

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. SRHOA meetings are held in-person and via Zoom. THOA meetings are held via Zoom and in person at the Community Center.

TOWNHOUSE SERVICES

Trash removal Monday and Thursday.
Snow Removal
Common ground care

HOA MONTHLY ASSESMENTS

Single Family-\$78.45
Townhouse-\$74.67
Hunington Ridge-\$39.20
Sugarland Square-\$78.45
THOA Monthly Assessment-\$74.67
THOA Total Dues: \$153.12

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

Office Hours:

Monday to Friday:

8:00 a.m. to 5:00 p.m.

**Email: info@srhoa.com or
manager@srhoa.com**

Phone: 703-430-4500



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

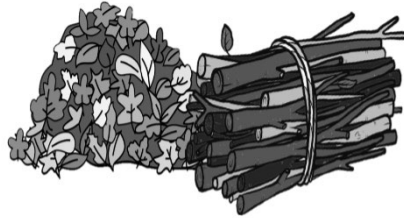


COMMUNITY NEWS

Trails Update: The SRHOA Board has begun renovating the trails, working on different segments of trails one at a time. You may have noticed newly renovated trails behind W. Meadowland, Middleton Lane, Green Castle, and Oak Shade Road, as well as the area between Sugarland Run Drive and E. Meadowland.

In October 2025, the contractor will start work on the Hopeland Trail, with an expected start date of October 14, 2025, weather permitting. We hope these upgrades will significantly improve your living experience in the community for many years to come. **Please plan accordingly, as trail usage may be affected during construction. The trail will not be accessible to members during this time. Once the project is finished, residents can enjoy the new and renovated trail.** Let us know if you'd like to see any other improvements in the common areas at info@srhoa.com.

Yard Waste: Do not dispose of yard waste such as grass clippings, weeds, leaves, and branches on HOA common property. If you have a landscaping company servicing your yard, please inform them to remove all yard waste off-site. Contact the HOA Office if you are unsure of what to do with yard waste.



Sugarland Run Streets: Most streets, excluding parking lots, are maintained as public roads by VDOT. Concerns related to public roads (e.g., potholes, street signs, damaged curbs) can be reported to VDOT by phone at 800-367-7623 or online at www.virginiadot.org/travel/citizen.asp.

Traffic Complaints: Loudoun County Sheriff's Office has an online form to report traffic complaints, including speeding and parking concerns. The form is located at <https://lfportal.loudoun.gov/Forms/TrafficComplaint>. Using the form helps establish a "paper trail" of the issue. Upon submission, you can receive a copy of the submitted complaint.

Email Updates: Have you signed up for the HOA e-news? If not, please visit <http://www.srhoa.com> and complete the "Sign Up for Email List" request.



COMMUNITY EVENTS



FALL FESTIVAL
OCTOBER 18TH, 6-9 PM
200 GREENFIELD COURT

Join us for some Fall fun with a little side of spooky! We will have a delicious fall dessert competition, fun crafts, music, snacks and other festivities to enjoy with the whole family! Costumes welcome!

If you'd like to enter a dish in the dessert competition or if you'd like to volunteer for the event, or to help the day before, please sign up by scanning this QR code:



**CANDIDATE STATEMENT**

VOLUNTEER INFORMATION / CANDIDATE STATEMENT
For Annual Elections to the
Sugarland Run HOA Board of Directors &
Architectural Review Committee

Candidates to the SRHOA Board and ARC may be nominated up to and including the start of the **Annual Meeting & Elections scheduled for November 12, 2025**. However, if you would like your Candidate Statement included in the Annual Meeting/Elections Packet and the October HOA Newsletter, please ensure it is received by the HOA Office by **Monday, September 22**.

Each of the above groups has one or more open positions to be voted on in the November 2025 Elections. If you are interested in running for an open seat, please submit this completed form to 200 Greenfield Ct. or manager@srhoa.com. Please email or call (703) 430-4500 with questions.

Position Interested In [☐] SRHOA Board [☐] Architectural Review Committee

Name:

Occupation:

How long have you been a Sugarland Run resident:

Please list any experience you feel pertains to the position you are running for:

What would you like to accomplish as a volunteer in this role:

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



OCT 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 HOA Meeting 6:30 pm	2	3	4
5	6	7	8 THOA Meeting 7:00 pm	9	10	11
12	13	14 ARC Meeting 7:00 pm	15 HOA Meeting 6:30 pm	16	17	18 CAC Fall Festival 6:00 pm
19	20	21	22	23	24	25 SRTHOA Board Meeting #2 SRHOA Office Bldg 2:30 pm
26	27	28 CAC Meeting 7:30 pm	29	30	31	

Nov 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5 HOA Meeting 6:30 pm	6	7	8
9	10	11 ARC Meeting 7:00 pm	12 THOA Meeting 7:00 pm	13	14	15
16	17	18	19 HOA Meeting 6:30 pm	20	21	22
23	24	25 CAC Meeting 7:30 pm	26 Office Hours 8:00 am - 12:00 pm	27 Thanksgiving Office Closed	28 Office Closed	29 SRTHOA Board Meeting #2 SRHOA Office Bldg 2:30 pm
30						



ELECTRONIC VOTING

Electronic Voting Option – Elections 2025



This year, we have added the option to vote electronically using a third-party representative. **Each property with an email on file will receive an email invitation to vote from the community voting site.** Please ensure that you add the email address sugarlandrun@ivotehoa.com to your safe sender list/address book so that you can participate in the vote.

If we do not have your email address on file or you do not receive the email by October 10, 2025 (or require a paper ballot), you can still vote online. Please contact the office at 703-430-4500 or visit the web address listed below and click 'Contact Us' to obtain your code.
Web Address: <https://sugarlandrun.ivotehoa.com/register>.

Voting online is easy and quick! You will have three steps!

1. Receive the email and click the link to go to the voting site (or go to the voting site and enter your code)
2. Register for the vote by entering your name, email, and creating a password
3. Complete and submit your electronic ballot.

In addition to the Electronic Voting Option, all Members will be receiving the 2025 Annual Meeting & Election packets delivered to their home address. You will have the option to fill out the paper ballot and submit it to the office. That vote will be confidential and will be entered electronically by the office team.

Members who have voted electronically will receive both an on-screen confirmation and an email confirming that their vote has been recorded. The entire process takes only a few minutes - less time than it did to read these instructions!

Thank you for your participation in this important process. If you have any questions, please feel free to contact me at 703-430-4500 or email manager@srhoa.com.

Regards,

Asma Khan ARM®, CMCA®, CAM®AMS®
General Manager
Sequoia Management Company, Inc.



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DULLES, VA

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!



Residents of the SRHOA, Sugarland Run Townhome HOA, Sugarland Square HOA, and Hunington Ridge HOA are invited to join the **Sugarland Run HOA Community** Facebook group.

<https://www.facebook.com/groups/287206780466456/>

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