

SUGARLAND RUN



DECEMBER 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 (Please check out our redesigned website!)

WHAT'S HAPPENING

Welcome 2026 SRHOA Board: Following the recent SRHOA Annual Meeting and the appointment of officers, the board's current composition is on the inside cover of this newsletter. Additionally, the SRHOA board has vacant seats; individuals interested in volunteering on the board are encouraged to contact the HOA office at info@srhoa.com.

SRHOA Routine First (1st) Board Meeting on December 3, 2025

The SRHOA has invited the Sugarland Run THOA to attend the first regular board meeting of the month. The purpose of the meeting is to discuss collaboration and shared interests between the two associations to improve their functionality and dynamics. We encourage all members to participate, either in person at the Community Center or via the Zoom link, at 6:30 PM.

Yard Waste and Christmas Tree Disposal: Yard waste should either be kept on your property or properly taken to the county landfill. Christmas trees can be dropped off for recycling at several nearby locations, including Claude Moore Park. Most trash service companies offer yard waste and Christmas tree disposal. If you have a private trash service, please contact your provider for more information. Please do not dispose of yard waste or Christmas trees in HOA common areas.

Parking: When parking on streets, avoid blocking access points for sidewalks or crosswalks. Do not park vehicles to obstruct visibility at street corners. Vehicles should be parked at least 20 feet away from street corners. Residents are encouraged to call the **Loudoun County Sheriff's Office at 703.777.1021 to report possible violations.** Townhome parking areas are private roads, governed by the policies of the THOA Board; contact information for the THOA towing contractor is located on the inside cover of this newsletter.

Snow Removal: The main streets throughout Sugarland Run are maintained by VDOT. The THOA maintains the parking areas within the Townhome HOA. The SRHOA maintains the Community Center parking lot. Usually, several inches of snow must accumulate before plows are deployed. The HOA contractor is scheduled to service Sugarland Run after VDOT has plowed the main streets. Snow removal from sidewalks is the responsibility of residents – the homeowner is responsible for keeping the sidewalk in front of their home clear of snow. The HOAs maintain the majority of the asphalt paths throughout Sugarland Run as recreational amenities, and snow removal is not performed.

Sugarland Run HOA GreenTeam Committee: The Sugarland Run GreenTeam Committee ("GreenTeam") is established by the Board of Directors to identify, monitor, and assist in the removal of invasive plant species in the Association's common grounds. The Committee aims to preserve ecological health and sustainability through strategies endorsed by the Loudoun Invasive Removal Alliance (LIRA). The Green Team will implement mitigation techniques on behalf of the Sugarland Run Homeowners Association (SRHOA) and the Board of Directors. Areas of focus include identification, monitoring, treatment, and control of invasive species. Residents are also encouraged to remove invasive plants from their property and are advised to review proper management practices for the species in question. If you're interested in joining the Committee, don't hesitate to get in touch with us at info@shroa.com for more information.

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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
Christine Devine
Tim Starr
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 7:00 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 ASSESSMENTS

Single Family-\$78.45
Townhouse-\$78.45
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

Dear Neighbors,

As we approach the end of another eventful year for our community, I want to take a moment to reflect on our progress. Despite challenges such as raccoons invading the community center and significant plumbing and gas line issues stemming from our aging infrastructure, we are in a strong financial position. We've successfully launched several projects that you prioritized. This year, we improved nearly 20% of our trails, enhanced the pool and landscaping, and updated our website. Please check out www.srhoa.com for more information on the community.

Our community continues to provide excellent opportunities for you to get involved. You can join the Community Active Committee or participate in our new Green Team, which is focused on addressing our invasive plant problem. Don't miss the upcoming free training on December 7th, it's just a short drive away. Please consider attending!

Looking ahead to next year, we have exciting developments planned. We'll add more trails, begin the long-awaited lake renovation, and implement traffic calming measures in two areas of our main loop that have experienced fatalities and speeding.

Lastly, I want to wish you all a Happy Holiday on behalf of the Board. Drive safely, find ways to serve the community, and enjoy this season!

Cheers,

Marc Raphael

SRHOA President





INVASIVE PLANT REMOVAL

Invasive Plant Removal Training in Sugarland Run

Sunday, December 7, 10 AM - 1 PM

Join the Sugarland Run Homeowners Association “Green Team” in partnership with Wetlands Studies and Solutions, Inc. (WSSI) and the Loudoun Invasive Removal Alliance (LIRA) for an invasive plant removal training. Larissa Roeleveld and Clara Buchen from WSSI, a local environmental consultancy with expertise on invasive plant removal and ecosystem restoration, will lead the training, showing you how to tackle English Ivy, Amur (Bush) Honeysuckle, Chinese Privet, and maybe bamboo, using the “cut stump” method. The training will include lopping invasive bushes and vines that are growing in the area. Finally, we will hand-pull invasive plants like English Ivy and stiltgrass.

WHEN: Sunday, December 7: 10 AM - 1 PM

WHERE:

The event is in the Sugarland Run neighborhood. We'll meet at the SRHOA Office Building, located at 200 Greenfield Court, Sterling, VA 20164. It's the house at the top of the hill. Please Park in the parking lot and meet in Room A (through the foyer and to your right). We will walk to a nearby plot of land for training and demonstrations.

WHO:

The training is open to Sugarland Run residents and the general public. Not suitable for those under 12. Only adults (18+) can apply herbicide using SRHOA Buckthorn Blasters. Minors may attend with a parent or guardian and can work on dragging away brush or hand pulling.

WHAT TO BRING:

Hand pruners and loppers, if you have them (but not required). Bring a water bottle and work gloves (we will have safety glasses and nitrile gloves available). If you come just to observe from a distance, then personal protective equipment is not necessary.

WHAT TO WEAR:

Dress for the weather. Wear long sleeves, long pants, and comfortable work boots or shoes since we will be in an area with varied terrain. Consider wearing a hat, work gloves, and safety glasses.

- NOTE: Some participants will be working with herbicides. Personal protective equipment (safety glasses and nitrile gloves) will be provided.

If you have any questions, don't hesitate to get in touch with Jeff Kozak, Chair of the Green Team, Sugarland Run HOA, at Jeff.Kozak@srhoa.com



COMMUNITY EVENTS



BREAKFAST WITH SANTA

Enjoy breakfast and visit with Santa!

SATURDAY
DECEMBER 6
9:00AM - 11:00AM
200 GREENFIELD CT



Join us for Breakfast with Santa in the Community Center. Say hello and take a photo with Santa. There will be a buffet with eggs, pancakes, bacon, sausage, fruit, and sweets. Event is free for residents.

Food and Toy Collection Drive

Help spread the holiday spirit! Donations can be dropped off in the HOA office 8 AM – 5 PM Monday through Friday Nov 17th - Dec 5th or during Breakfast with Santa, Saturday, Dec 6th, 9 -11 AM. Email CAC@srhoa.com for more information.

- Food requested by Mobile Hope: canned goods (vegetables, fruits, soups, pasta, meats), cereal, shelf-stable milk, pasta, and rice. Food will be donated to Mobile Hope whose Listen for the Honk program delivers food to families in need.
- New unwrapped toys will be distributed by LCFR Heroes for the Holidays program benefiting Loudoun County children.

Mobile Hope™

Listen for the Honk

LOUDOUN COUNTY COMBINED FIRE AND RESCUE SYSTEM
HEROES FOR THE HOLIDAYS
TOY DRIVE
ACCEPTING NEW, UNWRAPPED-TOY DONATIONS TO BENEFIT A CHILD IN NEED



Loudoun Firefighters



DEC 2025

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

JAN 2026

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



SUGARLAND RUN DRIVE TRAFFIC CALMING PROPOSAL

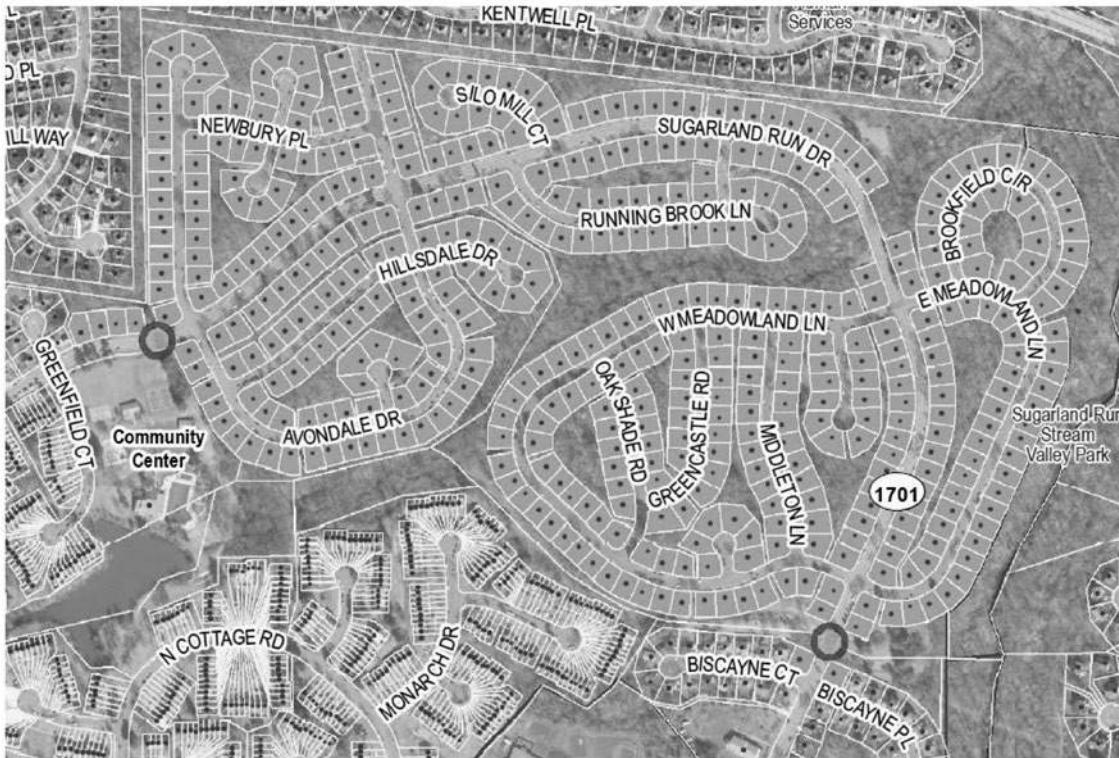
A common concern heard from residents is speeding on Sugarland Run Drive. The SRHOA Board has raised this issue with Loudoun County and VDOT many times since the community was developed in the early 1970s. In the earlier years, the speed limit of Sugarland Run Drive was 35mph. Until about 10 years ago, the travel lanes were wider than required (encouraging speeding). Last year, two lanes were reduced to one – along with the addition of a bike lane – near the 7-11. Crosswalks and signage have changed over time to align our “old” pathway system with evolving VDOT standards. These changes have helped, but they have not eliminated the problems.

After a year-long process of working with Loudoun County and VDOT, a new proposal will soon be presented to SRHOA for consideration. Both agencies have approved the installation of two new raised crosswalks. The map below depicts the locations of these (the circled areas). The map also indicates the specific homes whose occupants will be asked to vote on this proposal next Spring. Loudoun County has identified these 481 residences as most impacted by the proposal.

This notice is intended to bring awareness to this proposal. The 481 most impacted residences will be engaged directly over the coming months. Additionally, the entire community will be invited to a spring meeting at the Community Center to discuss this proposal with Loudoun County.

While residents have presented many ideas for addressing speeding, the proposal to be presented soon is only for these two raised crosswalks. Other ideas were considered and ultimately rejected due to the characteristics of Sugarland Run Drive. However, raised crosswalks made it through the process. Raised crosswalks will not solve speeding, but we hope this intervention will help reduce it.

More details will be shared in the coming months. If you have questions, please contact Asma Khan, General Manager, at 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!

 Find us on
Facebook

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

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

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