

# SUGARLAND RUN



FEBRUARY 2026  
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) (Please check out our redesigned website!)

### WHAT'S HAPPENING

**SRHOA Board Open Seats:** The Sugarland Run Homeowners Association (SRHOA) currently has **two open seats** on its Board of Directors. SRHOA represents **single-family homes and primary community amenities**, including the community center, tennis courts, and the pool. Homeowners who are interested in being considered for an **interim board appointment through November 2026** are encouraged to apply.

- **Contact:** [manager@srhoa.com](mailto:manager@srhoa.com) or call the HOA office
- **Meeting Schedule:** 1st and 3rd Wednesdays of each month
- **Time:** 6:30 p.m.
- **Format:** In person and via Zoom

Serving on the board is a great opportunity to contribute to the community and participate in key decisions that impact Sugarland Run.

**Sugarland Run Green Team Committee:** The Sugarland Run Green Team Committee ("Green Team") has been established by the Board of Directors to help identify, monitor, and assist with the removal of invasive plant species from the Association's common grounds. The Committee's mission is to preserve and restore ecological health, safety, and long-term sustainability within our shared natural areas.

**Meetings:** The Green Team meets on the **3rd Tuesday of each month at 7:00 PM** in the **SRHOA Office, Room A**, located at **200 Greenfield Court**. If you are interested in joining this committee and supporting a healthier, more sustainable community, please contact us at [info@srhoa.com](mailto:info@srhoa.com).

**THOA Annual Elections:** The **Townhouse Owners Association Annual Elections** will take place on **May 13, 2026**. There will be two open seats for re-election. Homeowners are encouraged to consider volunteering and becoming more involved in their community by running for a board position. More information will be provided in the March 2026 Edition.

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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

Metropolis  
301-779-1800  
community@mymetropolis.net

### 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-\$79.94  
Townhouse-\$79.94  
Hunington Ridge-\$39.95  
Sugarland Square-\$79.94

### **SRTHOA Monthly Assessment-\$78.40**

### **SRTHOA Total Dues-\$158.34**

**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 Members,**

We frequently receive questions regarding the budgets and financial records of the Sugarland Run Homeowners Association (SRHOA). Transparency is very important to us, and we want to ensure all members have easy access to accurate and complete information.

For this reason, our website, [www.srhoa.com](http://www.srhoa.com), is regularly updated with each year's approved budget, annual audit reports, meeting agendas, meeting minutes, and other important association projects and documents. If you have not already visited the site, we strongly encourage you to do so, as it serves as the primary resource for all official SRHOA financial and operational information.

If you require **specific details** related to monthly income statements or balance sheets, please feel free to contact the General Manager directly: **Asma Khan** at [akhan@srhoa.com](mailto:akhan@srhoa.com). We are always happy to assist with reasonable requests and provide clarification when needed.

**Key Highlights of the 2026 Budget:** Please keep the following points in mind as you review the 2026 budget:

- 1. Adaptive Budgeting:** Each year, the Association adapts its budget based on actual spending from the prior year. Through careful planning and cost-effective practices, SRHOA has consistently maintained a modest surplus while meeting the community's needs.
- 2. 2025 Financial Performance:** In 2025, actual expenses totaled **99.3% of the approved budget**, resulting in a **0.7% surplus**. This surplus will be carried forward into the **2026 project reserve budget**, which is essential for addressing large, infrequent, or unexpected community expenses.
- 3. Independent Annual Audits:** The Association undergoes a comprehensive **annual audit conducted by an independent third-party auditor**. These audits include detailed, line-by-line expense reviews and year-over-year variance analysis, ensuring accountability and addressing concerns about overages or discrepancies.

**Understanding HOA Finances:** Please remember that Homeowners Associations are **non-profit organizations**. The Association's only source of income is homeowner dues, which are used exclusively for the operation, maintenance, and long-term care of the community. Reserve funds are planned and allocated based on community needs to protect property values and ensure financial stability. All financial records are available online or upon request through management. Thank you for choosing **Sugarland Run** as your home and for your continued engagement and support.

Warm regards,

**Asma Khan ARM<sup>®</sup>, CMCA<sup>®</sup>, CAM<sup>®</sup>AMS<sup>®</sup>**

General Manager

**Sugarland Run Homeowners Association**



PAYMENT OPTIONS

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

Payment Options

The Sugarland Run Homeowners Association offers several payment options for your convenience.

- Sequoia Management offers a Direct Debit option...
Our online software allows homeowners to pay their dues...
The association coupons can be mailed directly to the bank lockbox.

Check stub information including Number, Account Number, Date Due, Amount Due, and recipient details for Sugarland Run HOA.

Lastly, if you choose to drop your payments off at the Sugarland Run office or dropbox, please be aware that it may delay your payment being credited to your account.

The on-site office is located at
200 Greenfield Court
Sterling, VA 20164.



**DIRECT PAYMENTS**

**SUGARLAND RUN HOMEOWNERS ASSOCIATION**

**AUTHORIZATION AGREEMENT FOR DIRECT PAYMENTS (ACH DEBITS)**

PLEASE PRINT ALL INFORMATION

**\*\*You must include a voided check, date and sign the form\*\***

I (We) hereby authorize Sugarland Run Homeowners Association, hereinafter called "ASSOCIATION", to initiate debit entries to my (our) {  } Checking or {  } Savings account (select one) indicated below at the depository financial institution named below, hereinafter called "DEPOSITORY", and to debit the same to such account.

BANK NAME: \_\_\_\_\_ BRANCH LOCATION: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

ROUTING NUMBER: \_\_\_\_\_ ACCOUNT NUMBER: \_\_\_\_\_  
(located on the bottom of your check)

This authorization is to remain in full force and effect until ASSOCIATION has received **written notification** from me (us) of its termination in such time and in such manner as to afford ASSOCIATION and DEPOSITORY a reasonable opportunity to act on it.

NAME(S): \_\_\_\_\_ (HOA) ACCOUNT NUMBER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE NUMBER: \_\_\_\_\_ EMAIL ADDRESS: \_\_\_\_\_

DATE: \_\_\_\_\_ SIGNED: \_\_\_\_\_ SIGNED (OFFICE USE ONLY): \_\_\_\_\_

**\*Funds are subject to withdrawal on the 1<sup>st</sup> day of the month, but will generally be withdrawn between the 10<sup>th</sup> and the 15<sup>th</sup> day of the month\***



# FEB 2026

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

# MARCH 2026

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



## SUGARLAND RUN DRIVE TRAFFIC CALMING PROPOSAL

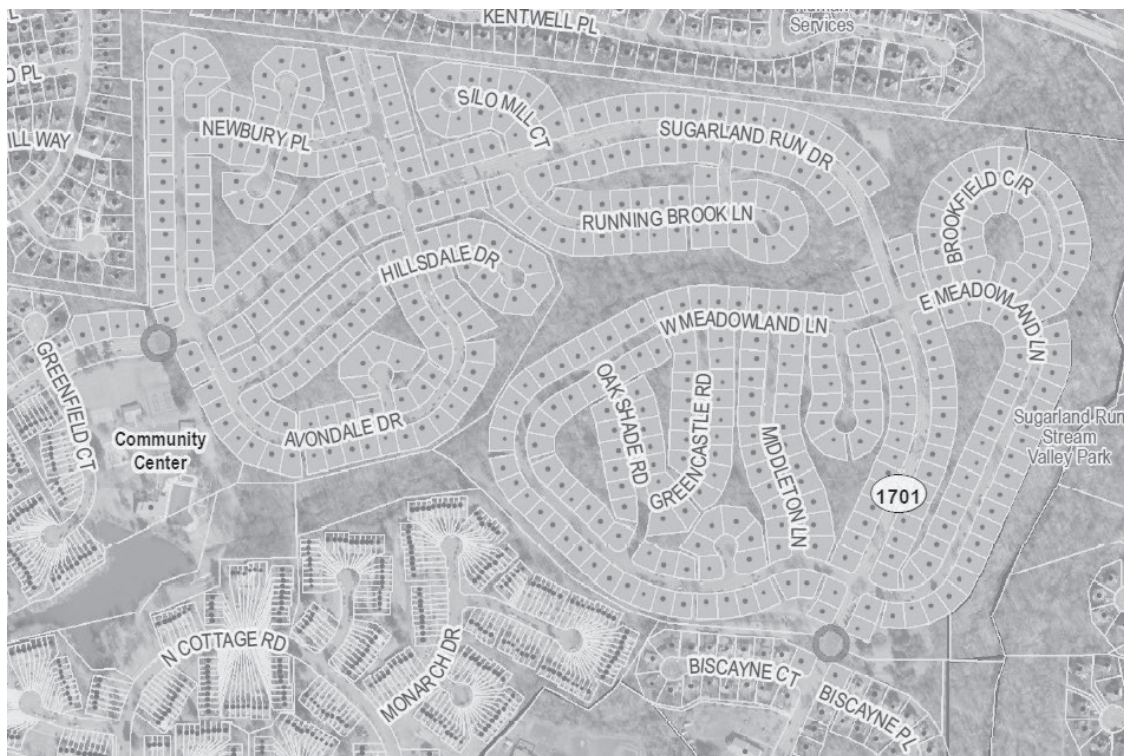
A common concern heard from residents is speeding on Sugarland Run Drive. The SRHOA Board has raised this issue with Loudoun County and VDOT many times since the community was developed in the early 1970s. In the earlier years, the speed limit of Sugarland Run Drive was 35mph. Until about 10 years ago, 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 in an attempt to conform our “old” pathway system to evolving VDOT standards. These changes have helped but not eliminated 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. These 481 residences have been determined by Loudoun County to be 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 whole community will be invited to participate in a meeting at the Community Center in the spring to discuss this proposal with Loudoun County.

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

More details will be shared in the coming months. If you have questions, please contact Asma Khan, General Manager, at [manager@srhoa.com](mailto:manager@srhoa.com).





NONPROFIT ORG  
U.S. POSTAGE  
**PAID**  
PERMIT NO. 273  
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!

 Find us on  
**Facebook**

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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