

SUGARLAND RUN



JANUARY 2026 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 to the New Year, Sugarland!

As we welcome the new year, we are excited to share several planned initiatives for Sugarland Run. Many of these changes are resident-driven, while others are focused on addressing the needs of our aging community infrastructure. Your feedback and involvement continue to guide our priorities.

2026 Assessments

The 2026 assessments are as follows:

- **SRHOA, SRTHOA, & Sugarland Square: \$79.94**
- **Huntington Ridge I, II & III: \$39.95**

These assessments support ongoing maintenance, capital improvements, and long-term planning to protect property values and community assets. Thank you for being an active and valued part of Sugarland Run. We look forward to another year of collaboration, improvement, and community pride.

Upcoming Changes

1. **Trail Reconstruction:** This spring, we will continue our multi-year trail replacement project, focused on widening and stabilizing trails for safety and accessibility. We are also considering a few **small path additions** where appropriate. **Trails completed in 2025:** E. & W. Meadowland, Oak Shade Rd, Middleton Lane, & Hopeland Trail. **We encourage residents to share feedback on the new trails and provide their input.**
2. **Lake Reconstruction:** With assistance from the County, we are planning a comprehensive lake reconstruction and re-landscaping project, tentatively scheduled to begin in Spring/Summer 2026. This project will enhance both functionality and aesthetics of these key community features.
3. **Traffic Calming on Sugarland Run Drive:** To address speeding concerns and reduce the risk of future accidents, **traffic calming measures** are planned for **two locations** along Sugarland Run Drive.
4. **Tree Planting Enhancements:** We are exploring the planting of new trees in the medians along Sugarland Run Drive to improve curb appeal, shade, and overall environmental health.

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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 ASSESMENTS

Single Family-\$79.94
Townhouse-\$79.94
Hunington Ridge-\$39.94
Sugarland Square-\$79.94
THOA Monthly Assessment-\$78.40
THOA Total Dues: \$158.40

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

Please be active in our community. Here are some ways how...

1. Attend the HOA Board meetings virtually or in person (on the first and third Wednesdays except for holidays).
2. Join the Board. We currently have **two (2) Board vacancies**. Board members are **homeowners and residents**, just like you, who volunteer their time to serve the community. If you are interested, please email Manager@SRHOA.com.
3. Join a committee. **Community Activity Committee (CAC) & Green Team Committee (GTC)**. These committees help shape community programs while building strong neighbor connections. If you are interested in joining, please contact info@srhoa.com.

SRHOA Board Meetings January 2026 – IMPORTANT NOTICE

SRHOA will be discussing **project planning for 2026**, including:

- Selection of **trail segments** scheduled for construction in 2026.
- **Pool Management** multi-year contract 2026- 2028.
- Additional capital projects and community initiatives

Residents are strongly encouraged to attend the **first two Sugarland Run Board meetings** of the year to learn about planned updates and share feedback for Board consideration. **SRHOA Association (Single-Family Homes)**: Meets on the **first and third Wednesdays** of each month **at 6:30 PM via Zoom and/or in person at the Community Center**. Your participation helps shape the future of our community, and we look forward to hearing from you.

SRTHOA Board Meetings:

- **THOA Association (Townhomes)**: Meets on the **second Wednesday** of each month at **7:00 PM**, via Zoom and/or in person at the Community Center.
- **2nd Routine Board of Directors (BOD) Meeting**: The second routine BOD meeting is held on the last **Saturday** of each month in **Room A at 2:30 PM**.

To receive meeting invitations and important updates, please visit www.srhoa.com and sign up for email blasts.





COMMUNITY NEWS

Yard Waste & Christmas Tree Disposal Reminder

- Yard waste should be retained on your property or transported to the county landfill.
- Christmas trees may be dropped off for recycling at several nearby locations, including Claude Moore Park.
- Many wastehauling companies offer yard waste and Christmas tree disposal services. If you have private trash service, please get in touch with your waste hauler directly for details.

Please do not dispose of yard waste or Christmas trees in HOA common areas.



OnStreet Parking Reminder

To ensure safety and accessibility throughout the community, please observe the following when parking on streets:

- Do not block access to **sidewalks or crosswalks**.
- Do not park in a manner that **blocks visibility at street corners**.
- Unless otherwise marked, vehicles must be parked **at least 30 feet from street corners**.

Ticketing and/or towing may occur for violations. Residents may report parking concerns to the **Loudoun County Sheriff's Office (LCSO) at 703-777-1021**. LCSO responds to parking complaints when notified.

Speed Limit Reminder – Sugarland Run Drive

Please remember to drive safely and adhere to the posted speed limit within the community.

- The speed limit on **Sugarland Run Drive is 25 MPH** and should not be exceeded.
- Obeying the speed limit helps prevent accidents and keeps pedestrians, cyclists, and neighbors safe.

Thank you for being mindful while driving through the community. Please stay safe and warm.





COMMUNITY EVENTS



JOIN OUR TEAM!



The Community Activities Committee is a group of resident volunteers and sponsors free events for our residents like chili cookoffs, egg hunts, pool parties, Fall Festival, Taste of Sugarland, movie nights, community clean-ups, yard sales, karaoke, and holiday decorating events. New ideas are welcome. We can use more help planning and volunteering during events. CAC meets on the 4th Wednesday of every month at 7:30 PM. Email CAC@srhoa.com for the meeting link or to volunteer with CAC. Help keep the fun going in Sugarland Run!



CAC@SRHOA.COM





JAN 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 New Years Day Office Closed	2 Office Closed	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 Green Team Meeting 7:00 pm	28 CAC Meeting 7:30 pm	29	30	31 SRTHOA Board Meeting #2 SRHOA Office Bldg 2:30 pm

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



ARC APPLICATION

APPLICATION FOR ARCHITECTURAL IMPROVEMENT

** Please email application to info@srhoa.com or drop it off at the office.**

HOA Account # _____

THOA Account # _____

For complete information on the Architectural Review Committee and procedures, please refer to the ARC Guidelines and Declarations of Covenants, Conditions, and Restrictions. Please be sure to include any supporting documentation as required by the ARC Guidelines.

APPLICATION MUST BE COMPLETED IN ITS ENTIRETY & INCLUDE ALL SUPPORTING DOCUMENTS.

HOMEOWNER SIGNATURE IS ALSO REQUIRED.

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.

NAME: _____ DATE: _____

Check One: SINGLE FAMILY: _____ TOWNHOUSE: _____

ADDRESS: _____

PHONE NUMBER (C): _____ (O): _____

EMAIL: _____

CURRENT SIDING COLOR: _____ CURRENT ROOF COLOR: _____

CURRENT TRIM COLOR: _____ CURRENT WINDOW COLOR/MATERIAL: _____

DESCRIPTION OF PROPOSED IMPROVEMENT (ALL DETAILS MUST BE INCLUDED BELOW) :

FOR TOWNHOUSE SIDING REPLACEMENT PLEASE NOTE NEIGHBORING UNIT COLORS BELOW:
NEIGHBORING UNIT 1: _____ APPLICANT(CURRENT): _____ NEIGHBORING UNIT 2: _____

Contractor's Name: _____ License #: _____

ESTIMATED START DATE: _____ ESTIMATED END DATE: _____

I agree to comply with the Declaration of Covenants, Conditions and Restrictions, ARC Guidelines and County building codes in making the above improvement(s). Permission is hereby granted for the members of the ARC and appropriate SRHOA staff to enter onto my property to make reasonable inspections of the requested improvement location (s). I understand that the display of Contractor signs is NOT permitted.

OWNERS SIGNATURE

DATE

ARC DECISION



NONPROFIT ORG
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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!

 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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