

SUGARLAND RUN



APRIL 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

Willow Lake Restoration Project: Plans to improve Willow Lake continue to progress, and we expect to start seeing onsite activity happening soon.

- Loudoun County recently published a project webpage at <https://www.loudoun.gov/6258/Willow-Lake-Project>. Included on the project page is a link to submit questions you may have about the project.
- Some residents have asked about what will happen to the wildlife within the lake when it is drained. Due to environmental regulations, the fish will be disposed of. However, the turtles will be relocated in partnership with Marymount University and Hawksbill Hope Adventures. Live trapping of turtles is expected to take six weeks and will begin in mid-April.
- In late spring, it is anticipated that equipment will begin showing up at the site, and around this time, a temporary fence will be erected around the lake. The trail adjacent to the lake will remain open for community use, with only small detours expected in a few locations.

May 6 Sugarland Run Drive Raised Crosswalks Community Meeting: As mentioned in previous newsletters, two raised crosswalks are being planned for Sugarland Run Drive. One crosswalk is planned for the trail crossing near the field by the HOA Office. The other crosswalk is planned for the trail crossing near the intersection of Sugarland Run Drive and Biscayne Ct/Pl.

- A community meeting with the project planners from Loudoun County is scheduled for Wednesday, May 6, at 6:30 PM via Zoom and in the HOA Community Center (200 Greenfield Court). All residents are welcome to attend, learn more about the project, and ask questions of the project team.
- The Residential Traffic Calming process is outlined at <https://www.loudoun.gov/5324/Residential-Traffic-Management>. Our project is at Step 5.
- Following the May 6 community meeting, the residents living within the vicinity of the two proposed raised crosswalks will receive ballots by mail to vote on the proposal – your participation, in particular, is necessary.
- Details will be outlined at the May 6 meeting. If you have any questions before the May 6 meeting, please contact the HOA Office.

Upcoming THOA Management Update & Payment Information: Effective **April 1, 2026**, the Sugarland Run Townhouse Owners Association (THOA) will be managed by **Integrity Management Company**. Beginning on this date, all THOA related requests, including resale documents for THOA, violations, account updates, and general inquiries, should be directed to Integrity Management Company via email at srthoa@integritycm.com or by phone at **571-832-5499**.

Please note that Sugarland Run Homeowners Association (HOA) will continue to be managed by Sequoia Management Company.

As a result:

- THOA assessment payments will be handled by Integrity Management Company.
- All HOA assessments and dues will continue to be collected at the HOA office located at 200 Greenfield Court, and you may continue making those payments directly to the HOA as usual.

If you have any questions or concerns regarding HOA matters, please contact the HOA office at info@srhoa.com or 703-450-4500. Thank you for your attention and cooperation during this transition.

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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
Three Vacant Spots

Architectural Review

Committee (ARC)

arc@srhoa.com
Meets 2nd Tues at 7:00 pm
Dawn Marie
John Heath
Tyler Nielson

Community Activities

Coordinator (CAC)

Meets 4th Wednesday
at 7:30 PM

Green Team Committee

Jeff.kozak@srhoa.com
Meets 4th Tuesday at 7:00 PM

Sugarland Run THOA

Integrity Community Management
571-832-5499
srthoa@integritycm.com

Sugarland Square Association

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

Hunington Ridge I

Abaris Realty
703-437-5800
customercare@abarisrealty.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

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.

HOA MONTHLY ASSESSMENTS

Single Family-\$79.94
Townhouse-\$79.94
Hunington Ridge-\$39.95
Sugarland Square-\$79.94

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

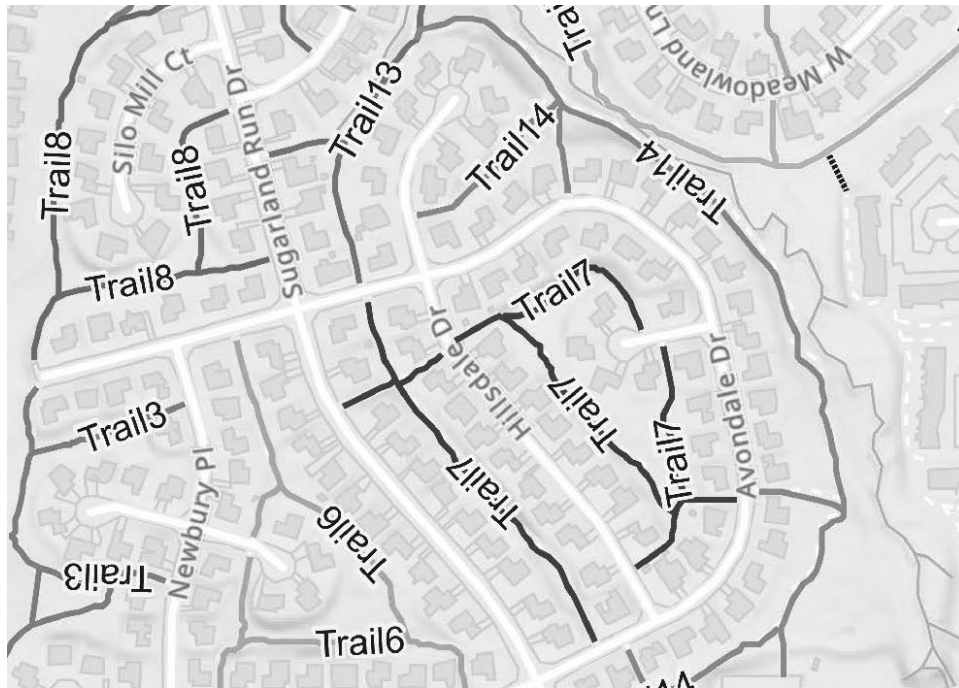


Forms, Meeting Minutes, Guidelines and More Information
Available at the Community Office and
www.srhoa.com



COMMUNITY NEWS

Trail Phase III Update - Segments 6, 7 & 8: One of our major Reserve Projects is scheduled to begin in late April and continue through May, weather permitting. This project will include repaving and repairs to the trail areas located behind Newbury Place, Hillsdale Drive, Silo Mill Court, and Sugarland Run. The work has been awarded to Fairfax Paving, and we look forward to improving these pathways for the community. Please use caution on these trails during the time the work is commenced.



Digital Pool Pass 2026: Sugarland Run Homeowners Association will be introducing a new digital pool pass system through the MokoApp for the upcoming pool season!

This new system is designed to make pool access easier, faster, and more convenient for everyone. With just a few taps on your phone, you'll be able to manage your pool access and enjoy a smoother check-in experience, no more worrying about keeping track of physical passes.

Getting started will be simple and user-friendly. We will provide step-by-step instructions to guide you through the registration process and help you set up your account with ease. You will be able to set up your digital pass conveniently from your home or by visiting the office.

More information, including registration details and setup instructions, will be shared in April, so stay tuned!

We look forward to enhancing your experience and making this pool season the best one yet!



Sugarland Run Pool Season 2026 will start on Memorial Day Weekend, May 23, 2026.



PRESIDENT LETTER

Dear Neighbors,

Welcome to Spring! I hope you enjoyed the community Easter egg hunt. We have an adult karaoke night, and the pool opens next month. Details are on our website and in the calendar. We're also looking for volunteers to join the Green Team to help remove invasive plants along our walking trails. It's a great way to meet neighbors, get outdoors, and contribute to our community. This year, we plan to apply for a county assistance grant to support our efforts.

Some of you may have received a letter from the county regarding the consideration of two speed bumps along the north side of Sugarland Run Drive. Residents in the immediate area near these two proposed locations will be asked to submit an online response in May. If you receive this request, please take a moment to respond. These two locations are close to high-traffic pedestrian crossings frequently used by families, and there have been accidents in the past. Our goal is to make our neighborhood safer, and we need your support to achieve that. The Board is also considering conducting a door-to-door campaign in May to encourage participation in this effort. If the proposal is approved by the community, the county will cover the cost.

Several improvements are planned for your neighborhood. As you may recall, many of the trails within the Meadowland Drive loop, as well as some in the southwest area of the community, were replaced last year. This year, we will be replacing several more trails, particularly at the northernmost end of Sugarland Run. We anticipate that the work will begin in April. If you live in an area where this work will take place, please be aware that Verizon has not marked several of its fiber optic lines. This may result in cut lines that will require you to contact Verizon for repairs. Unfortunately, the trail contractor may not foresee these issues, as some lines were never included in the Miss Utilities database, and fiber optic lines cannot be detected using a metal detector.

Attention gardening enthusiasts, now is the perfect time to start your garden and prepare your flowerbeds. The Community has a new policy allowing residents to enhance shared areas by planting trees and more. To get started, submit your proposal for approval. If approved, you can plant flowers or trees in public areas near your home that you'd like to improve.

Respectfully,

Marc Raphael
SRHOA President



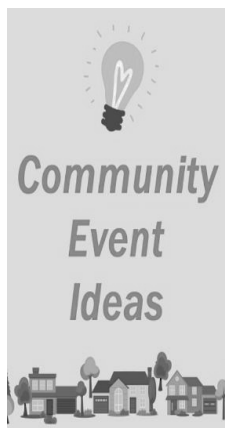
COMMUNITY EVENTS

Community Yard Sale

April 25th from 8 AM – 12 PM
(Rain date May 2nd)

Community Activities Committee will advertise, put up signs and post a list of participating addresses in our Facebook groups. Sell from your home or register for a space at the community center parking lot.

To sell from home and have your address included in the advertising or to save your spot in the community center parking lot, **please email mistyyoung703@gmail.com by April 21st.**



The Community Activities Committee a group of resident volunteers and sponsors free events for our community. Following the Egg Hunt in March, we have plans for Memorial Day, July 4th, Labor Day, teen and adult pool parties in the summer; Fall Festival or Halloween Party in October, Breakfast with Santa in December. Other 2026 events might include culture-sharing Taste of Sugarland, community clean up, yard sale, more karaoke nights, game night, or movie night. What activities have you enjoyed? Do you have ideas for new community events? Are you interested in joining our team? Email CAC@srhoa.com with feedback and event ideas or for more information about CAC. We would love to hear from you!



APRIL 2026

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

MAY 2026

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



COMMUNITY NEWS

Holiday Decorations: All holiday decorations must be removed within 30 days after the holiday. Please remove any holiday decorations you might have after 30 days of the event.

Loudoun Express Request (LEX) system: Lex is a system for members of the public to submit requests for service and report concerns to the county government for any damaged utility boxes.

Loudoun Lex Link: <https://www.loudoun.gov/3055/Report-an-Issue>

Follow the steps below to file a complaint:

1. Click "Report an Issue."
2. A new window will open
3. Click "Utilities and Public Infrastructure."
4. Click "Cable and Broadband Service Requests."
5. Fill in the requested information.

SRHOA Board Open Seats: The Sugarland Run Homeowners Association (SRHOA) currently has three 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 interested in being considered for an interim board appointment through November 2026 are encouraged to apply. **Contact: 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 affect Sugarland Run.

Green Team Committee Volunteers Needed: The Green Team is gearing up to tackle challenges in our Common Area grounds. The scope of work is extensive, and there is room for several teams to work in multiple areas to restore the wooded sections to their native plant state. Addressing the invasive plant issue requires volunteers to assist with uprooting new vines, cutting and treating larger vines to ensure they die in place, and collecting as many seeds as possible. **If you are interested in leading a team or participating in our efforts to remove invasive plants from the Common Areas, please contact Jeff at jeff.kozak@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 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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