

SUGARLAND RUN



MARCH 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

Dear Sugarland Members and Residents,

Although I'm writing this in mid-February with ice still lingering on the streets, I hope you're reading this with spring just around the corner.

While it's still cold, now is a great time to check your window and door seals for drafts so you can plan repairs and improve energy efficiency. As warmer weather approaches, many of us will be preparing for seasonal projects such as power washing siding and gutters, fence repairs, gardening, roof maintenance, or driveway work.

As you're out enjoying the neighborhood, please remember to **observe posted speed limits** and be mindful of pets while walking. We believe the pet waste stations along the HOA trails are well distributed, but if you notice any significant gaps, please let the office know.

One of the most notable upcoming changes in Sugarland will occur within our sister **Townhouse Association (SRTHOA)**. Beginning **April 1, SRTHOA will transition to a new property management company** after decades of sharing a common property manager with SRHOA. The new management company will not be located at the Greenfield Court office. **It will be off-site, just like the Sugarland Square and Huntington Ridge associations.**

For residents of the main HOA and single-family homes, there will be little to no change. Townhouse residents will still have access to pools, recreational amenities, community events, and community center rentals. However, **matters specific to the Townhouse Homeowners Association (THOA), such as legal matters, collection of their assessments and dues, mailings, website updates, inspections, and the management of THOA common areas (including trails and trail trash stations within THOA boundaries), etc., will be managed by the new management company.** Additional details will be provided directly by THOA leadership. Townhouse residents can contact Integrity Community Management at the following email address: clientcare@integritycm.com or send correspondence to PO Box 1919, Leesburg, VA 20177.

Looking ahead, we anticipate expanded **Green Team Committee** efforts to remove invasive plants and enhance our shared natural areas. We encourage residents to participate and stay tuned for volunteer opportunities.

We are also pleased to welcome our new pool management company, **Premier Aquatics**. The pool will open under their management by **Memorial Day**. As part of this transition, a **new electronic pass system** will be introduced to make pool access quick and convenient for residents.

Thank you for being engaged members of our community. We look forward to a wonderful spring season together.

Respectfully,

Marc Raphael
SRHOA Board President

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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

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
customer@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

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

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.

Sugarland Run Townhouse Annual Meeting & Elections: The Townhouse Owners Association Annual Meeting and Elections will be held on **May 13, 2026**. There will be two Board seats open for election. Serving on the Board is a great opportunity to help shape the future of Sugarland Run THOA. If you are interested in running for one of the open seats, please complete the required forms and submit them to the new management company. **The Candidate Statement form is attached to this newsletter for your convenience.**

Paper Shredding Event: Join us on **March 14 from 8:00 a.m. to 11:00 a.m.** for our community **Paper Shredding Event!** All members and residents are welcome to attend. Bring any documents you would like securely shredded. A shredding truck will be on-site to safely dispose of all paper materials. **The event will take place in the parking lot of the office building located at 200 Greenfield Court, Sterling, VA.** We hope to see you there!

Green Team Committee Update: The Green Team is thawing out and gearing up to tackle projects across our Common Area grounds! The scope of work is significant, and there is plenty of opportunity for multiple teams to work in different areas as we continue reclaiming our wooded spaces for native plants. We are currently preparing reference materials to help residents identify invasive species. These resources will be posted on www.srhoa.com soon, so please stay tuned.

Addressing invasive plants requires community involvement. **Volunteers are needed to help uproot new vines,** cut and treat larger vines so they can die in place, and even collect seeds wherever possible. Recently, a substantial number of seeds were observed on Wintercreeper vines along the newer section of trail behind Huntington Ridge and the Hopeland cul-de-sac, highlighting just how important this work is.

If you are interested in leading a team or participating in our efforts to remove invasive species from the Common Areas, please contact Jeff Kozak at jeff.kozak@srhoa.com. We welcome your ideas and involvement as we work together to protect and improve our shared natural spaces.

We look forward to seeing many of you out on the trails this spring!



CANDIDATE STATEMENT

SRTHOA CALL FOR CANDIDATES

The Annual Election for Sugarland Run Townhouse Owners Association Board of Directors will be held May 13, 2026, at 7:00 pm

Mail or email this Call for Candidate Statement by April 1, 2026, to be included in the Absentee Ballot and Election Mailing:

*Integrity Community Management
P.O. Box 1919
Leesburg, VA 20177
or
Clientcare@Integritycm.com*

We encourage you to volunteer and support your community. Two Board Seats are available in this election. Please send completed forms or any questions to the provided address or email.

SRTHOA BOARD OF DIRECTORS CANDIDATE STATEMENT

Name: _____

Occupation: _____

Years as Resident in SRTHOA: _____

List relevant experience for Board of Directors responsibilities:

What goals do you have for serving on the SRTHOA Board?

Kindly provide any additional details or remarks you wish to share:



COMMUNITY EVENTS



The Community Activities Committee (CAC) is made up of resident volunteers and sponsors free events for residents of Sugarland Run. Any time you can spare to volunteer would be appreciated. We meet online the 4th Wednesday of every month at 7:30 PM via Zoom. Email CAC@srhoa.com for the meeting link or for more information about volunteering with CAC. You can help us keep the fun going in Sugarland Run!



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				

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	31	



SUGARLAND RUN DRIVE TRAFFIC CALMING PROPOSAL

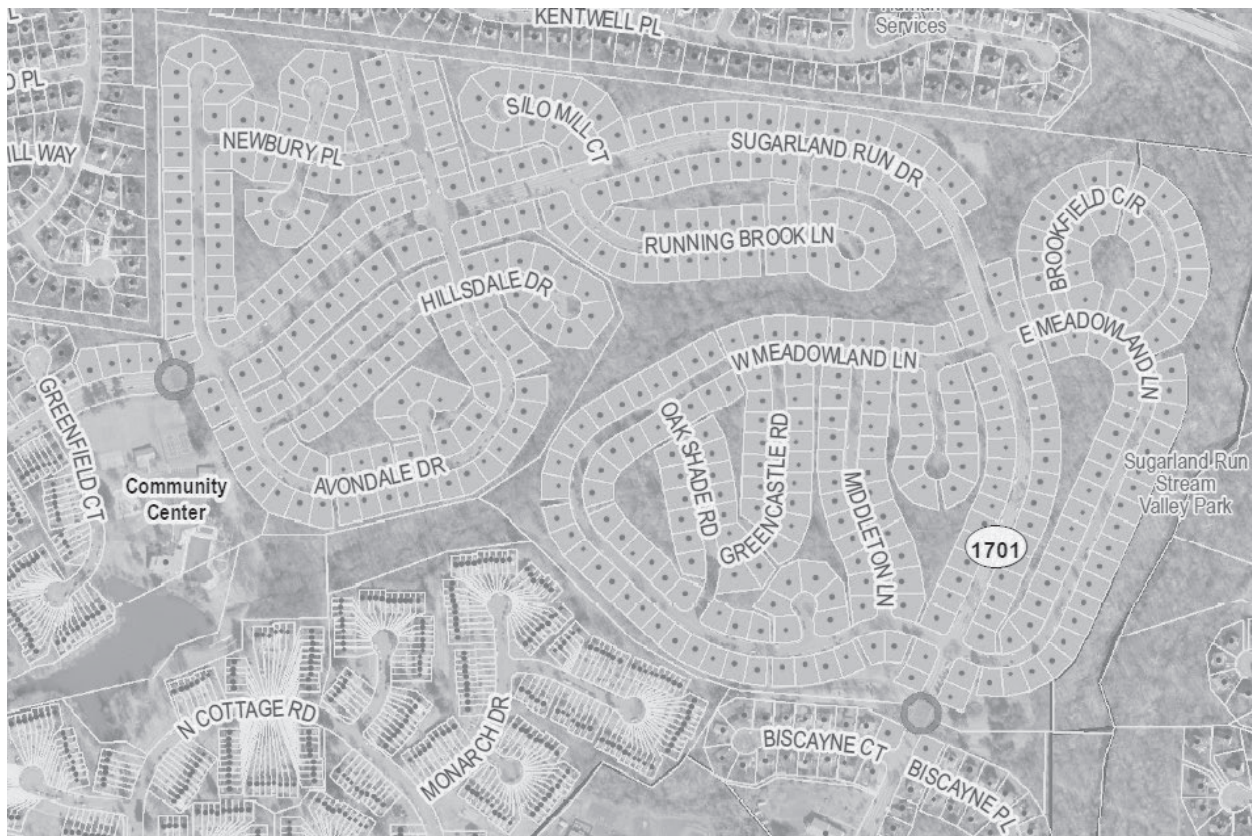
A common concern heard from residents is speeding on Sugarland Run Drive. The SRHOA Board has raised this issue with Loudoun County and VDOT many times since the community was developed in the early 1970s. In the earlier years, the speed limit of Sugarland Run Drive was 35mph. Until about 10 years ago, 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.





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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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