SUGARLAND RUN

November 2026
NEWS

SUGARLAND RUN HOMEOWNERS ASSOCIATION
20 0 Greenfield Cou t, Sterling, VA 20 164 ■ manager @srhoa.com ■ 703-430-450 0 (phone) ■ 703-430-450 1 (fax)
www.srhoa.com (Please check out our redesigned website!)

2026 SRHOA Annual Members Meeting – Save the Date! Mark your calendars! The SRHOA 2026 Annual Members Meeting is scheduled for Wednesday, November 11, 2026. Time: 6:30 p.m. Location: Community Center, 200 Greenfield Court.

Zoom Link: https://us06web.zoom.us/j/89705441536?pwd=FJ3g96zHaa3wPqqdOzxcymEa3maAGu.1

This important annual meeting is your opportunity to vote in elections for the Board of Directors and the Architectural Review Committee (ARC). Stay informed about recent and upcoming community projects. Ask questions and stay engaged in what's happening in SRHOA. All residents are welcome and encouraged to attend. Enjoy refreshments and connect with neighbors!

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. **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.

Email Updates: Have you signed up for the HOA e-news? If not, please visit http://**www.srhoa.com** and complete the "Sign Up for Email List" request.

Happy Thanksgiving!

The SRHOA Board of Directors and Management Team wishes all our members and residents a joyful and peaceful Thanksgiving. We're grateful for the vibrant, caring community we share, and we thank you for your continued support and involvement throughout the year. Wishing you and your loved ones a safe and happy holiday.



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COMMUNITY CONTACTS

Sugarland Run HOA

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 **www.srhoa.com** or at the office.

BOARD MEETINGS
All board meetings are open to all residents. SRHOA meetings are held in-person and via Zoom.

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

Green Team Committee: Meets 4th Tuesday at 7:00 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

Sugarland Run Streets: VDOT maintains most streets, excluding parking lots, as public roads. Concerns related to public roads (e.g., potholes, street signs, damaged curbs, etc.) can be submitted to VDOT by phone at
800-367-7623 or online at **www.virginiadot.org/travel/citizen.asp.**

Traffic Complaints: Loudoun County Sheriff's Office has an online form to report traffic complaints, including speeding and parking concerns. The form is located at **https://lfportal.loudoun.gov/Forms/TrafficComplaint**. Using the form helps establish a "paper trail" of the issue. Upon submission, you can receive a copy of the submitted complaint.

Locking Up & Looking Out This Holiday Season. As the holiday season approaches, please take a few extra precautions to help keep our community safe:

- **Secure your home and vehicles.** Most thefts occur when doors are left unlocked. Double-check that everything is locked, even during quick errands.

- **Keep an eye on deliveries.** Packages left on porches or stoops can be easy targets for theft. Consider using delivery lockers, scheduling deliveries when you're home, or asking a neighbor to help retrieve packages.

- **Be alert. I**f you notice suspicious behavior or vehicles operating in an unusual or concerning manner, report it to the Loudoun County Sheriff's Office non-emergency line at 703-777-1021. This line is answered 24/7, and callers may remain anonymous.

If you're ever unsure whether something is an emergency, err on the side of caution and call 911. Let's look out for one another. If you See Something, Say Something.

No Dumping on HOA Common Grounds: Residents are reminded that dumping trash, yard waste, construction materials, furniture, or other unwanted items on SRHOA common grounds is strictly prohibited. Keep common areas clean, safe, and well-maintained for everyone's enjoyment. Please dispose of all waste properly and help protect our community. Unauthorized dumping may result in enforcement action in accordance with the Association's governing documents.



Become a Board Member of SRHOA – Make a Difference in Your Community!

Have you ever wondered how decisions are made for the Sugarland Run Homeowners Association (SRHOA), or how you can help shape our community's future? Becoming a Board Member is a great way to get involved, share your ideas, and help ensure our community continues to thrive!

Why Become a Board Member? Serving on the SRHOA Board of Directors gives you an opportunity to make a positive difference in the neighborhood you call home. Board Members help guide the Association's decisions, establish priorities, oversee community projects, and ensure that our shared amenities and common areas are properly maintained. From trails and recreational facilities to landscaping, community improvements, and financial planning, the Board plays an important role in preserving our community's quality of life and value.

Why Are Board Members Necessary? The SRHOA Board of Directors is essential to the Association's operations. Board Members provide leadership, make decisions on behalf of the Association, approve budgets and expenditures, establish policies, and oversee the management of community resources. Without an active Board, the Association would face significant challenges in making necessary decisions, planning future projects, managing finances, and addressing community needs.

Board Members also help ensure that the Association remains accountable, operates responsibly, and follows its governing documents. Their participation helps keep the Association moving forward while protecting homeowners' and the community's interests.

You Can Make a Difference! You do not need to be an expert in community management to serve on the Board. What matters most is your willingness to participate, listen to your neighbors, work collaboratively, and contribute your time and ideas. **Every voice and perspective can help the Board make thoughtful decisions that benefit the entire community.**

SRHOA is a community built on residents' participation and support. By volunteering to serve, you can help preserve what makes Sugarland Run special and contribute to its continued success for years to come.

Consider volunteering for the SRHOA Board of Directors! Your involvement matters, your ideas are valuable, and our community needs dedicated residents who are willing to help lead the way.

APPLICATION FOR ARCHITECTURAL IMPROVEMENT

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

HOA 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: _____

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 INLUDED BELOW) :

_____
_____
_____
_____
_____
_____
_____
_____

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

Help Keep Sugarland Run Green!
Join the Green Team Committee

The SRHOA Board and Green Team Committee are working to reduce invasive plants throughout Sugarland Run and restore our wooded Common Areas to their natural, native state. Invasive species such as Tree of Heaven, English Ivy, Mimosa, and Bamboo can spread quickly and threaten native vegetation. Residents are encouraged to remove invasive plants from their own properties using proper management practices, as some species may regrow more aggressively if not handled correctly. If you notice areas with large concentrations of invasive plants, please report their locations to the HOA Office. For helpful information on identifying and managing invasive plants, visit the **Loudoun Invasive Removal Alliance,** of which SRHOA is a member.

We need your help! The Green Team Committee is looking for volunteers to help restore our Common Areas by removing new vines, cutting and treating larger vines, and collecting invasive plant seeds to help prevent further spread. Plenty of work remains, and volunteers are welcome to form teams to tackle different areas throughout the community. Whether you want to lead a team or lend a helping hand, your participation can make a meaningful difference in keeping Sugarland Run healthy, beautiful, and full of native plants.

Interested in volunteering? Please contact **Jeff Kozak** at jeff.kozak@srhoa.com to get involved!



Fall is a great time to get outdoors, refresh your flowerbeds, and help make Sugarland Run an even more beautiful place to live! It is also an ideal time to prune trees, trim overgrown branches, and plant trees. Cooler temperatures and warmer soil help roots establish before winter, making trees stronger and healthier for the growing season ahead.

Want to help beautify our community? SRHOA has a new policy that allows residents to propose improvements to shared community spaces. If you would like to plant trees, flowers, or other landscaping in a Common Area near your home, submit a proposal to the HOA for review and approval before you start. Once approved, you can help bring your vision to life and make a positive difference in our neighborhood!

November 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4 HOA Meeting ROOM A 6:30 pm	5	6	7
8 Green Team Invasive Removals Meet @ garage 9:30 AM	9	10 ARCH Meeting ROOM A 7:00 pm	11 SRHOA Annual Meeting Community Center 6:30 PM	12	13	14
15	16	17	18 HOA Meeting ROOM A 6:30 pm	19	20	21
22	23	24 Green Team Meeting Office Building 7:00 PM	25 CAC Meeting 7:30 PM Office Opened 8am - Noon	26 Thanksgiving Office Closed	27 Office Closed	28 Green Team Invasive Removals Meet @ garage 9:30 AM
29	30					

December 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2 HOA Meeting ROOM A 6:30 pm	3	4	5
6	7	8 ARCH Meeting ROOM A 7:00 pm	9	10	11	12
13 Green Team Invasive Removals Meet @ garage 9:30 AM	14	15	16 HOA Meeting ROOM A 6:30 pm	17	18	19
20	21	22 Green Team Meeting Office Building 7:00 PM	23 CAC Meeting 7:30 pm	24 Christmas Eve Office Closed	25 Christmas Day Office Closed	26 Green Team Invasive Removals Meet @ garage 9:30 AM
27	28	29	30	31 New Years Eve Office Closed		

SUGARLAND RUN

Sugarland Run News
Sugarland Run Homeowners Association
20 0 Greenfield Cou t
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 SRHO A, Sug arland R un Townhome HO A, Sug arland Square HO A, and Hunington Ridge HO A are in vited to join the **Sugarland Run HOA Community** Facebook group.

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