

WELCOME TO SUGARLAND RUN

We would like to welcome you to our neighborhood. Sugarland Run is a community of 1,027 single-family homes, 785 townhouses and 250 condominiums. We hope that as a new resident this information will help you as you settle into your new home and community.

SUGARLAND RUN HOMEOWNERS ASSOCIATION

The Sugarland Run Homeowners Association (SRHOA) is the master association of which every homeowner within Sugarland Run is a member. Each homeowner is a co-owner of the common elements and shares responsibility for their maintenance. Assessments are collected from each owner to maintain the common elements and support the administration of the Association.

The current SRHOA monthly assessment is \$43.69 and is due on the first of each month. Currently the Sugarland Run Homeowners Association (SRHOA) is managed from the on-site office by Sequoia Management Company. The on-site office is located at 200 Greenfield Court.

The **SRHOA Board of Directors** is responsible for maintaining the affairs of the corporation. These duties include the adopting rules and regulations governing the use of the Common Areas and facilities, hold Annual Meetings, to fix the monthly assessments, to approve a fiscally responsible budget and overseeing the general management of the association. Meetings are held on the first Wednesday of every month. All meetings are held at 7:30 p.m. in the Community Center, which is located at 200 Greenfield Court.

The **Community Activities Committee** (CAC) is responsible for the creation, planning and the hosting of all community activities within the community. These events include the Haunted House, Breakfast with Santa, Easter Egg Hunt, etc. In order to organize these events and the many more that the community could offer we need your help. We need volunteers to attend the monthly planning meetings bringing their ideas, creativity and enthusiasm. We need volunteers who have children that attend these events and those who just love to give time to their community to help host these events.

With the help of our residents this community could offer so much to its children. Please consider attending the monthly planning meetings the first Tuesday of each month at 7:30 p.m. at the SRHOA community center.

The **Architectural Review Committee** (ARC) is responsible for overseeing all architectural improvements made to the exterior of any property within the SRHOA and SRTHOA. The committee is also responsible for overseeing the compliance of the residents in maintaining their homes by having yearly inspections performed in the neighborhood. Applications for architectural improvements can be obtained in the monthly newsletter, at the SRHOA office or on the association website (srhoa.com). Meetings are held on the second Tuesday of each month at 7:00 p.m. at the SRHOA community center.

The Community Center is where the SRHOA office is located. The office is staffed Monday through Friday 8:30 AM to 5:30 PM.

The common elements are owned and maintained by members of SRHOA. Your monthly payment entitles you to the following amenities:

- Swimming Pool membership
- Asphalt Trail system
- Common Areas (both turf and treed)
- Volleyball Court
- Tot Lots
- Baseball Diamond
- Community Center (rental fee required)
- Tennis Courts (\$10 key deposit required)
- Basketball Court
- Willow Lake
- The Sugarland Run News

These are just some of the wonderful things you can enjoy everyday in Sugarland Run. In addition, resident participation is encouraged.

As well as belonging to the Sugarland Run Homeowners Association separate associations also exist. These associations are the Sugarland Run Townhouse Owners Association (SRTHOA), the Sugarland Square Homeowners Association (SSHOA) and Hunington Ridge Condominiums I, II and III.

TOWNHOUSE OWNERS ASSOCIATION

In addition to belonging to the SRHOA, homeowners within the Sugarland Run Townhouse Owners Association (THOA) have their own separate association. It was developed specifically to meet the needs of the townhouse residents. Each homeowner is a co-owner of the common elements and shares responsibility for their maintenance. The townhouse association collects assessments from each owner to maintain the common elements and support the administration of the Association. The Townhouse Association is managed by Sequoia Management from the SRHOA office located at 200 Greenfield Court.

Specific concerns of the townhouse residents include parking lot and sidewalk maintenance, maintenance of trails, snow removal in parking lots, maintenance of tot lots, and care of the common grounds deeded to their Association. The THOA has its own Board of Directors and committees. The THOA Board of Directors holds its meetings on the 2nd Wednesday of each month at 7:30 p.m. in the SRHOA community center. Members of the association are welcome to attend these meetings.

HUNINGTON RIDGE CONDOMINIUM ASSOCIATION

In addition to belonging to the SRHOA, homeowners within the condominium associations of Hunington Ridge have their own separate associations. Each homeowner is a co-owner of the common elements and shares responsibility for their maintenance. The condominium associations collect assessments from each owner to maintain the common elements and support the administration of the Association. For HR meeting times and dates please contact your condominium association directly.

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| Argus Place | 100's & 200's | HR III |
| Argus Place | 300's & 400's | HR I |
| Brethour Court | 300's, 400's & 500's | HR III |

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|-----------------|------------------------|--------|
| Brethour Court | 600's | HR I |
| Brethour Court | 700's | HR III |
| Brethour Court | 800's, 1000's & 1200's | HR I |
| Charing Court | All Units | HR III |
| Giles Place | All Units | HR II |
| Hatenback Court | All Units | HR I |
| Marcum Court | 100's | HR II |
| Marcum Court | 200's & 300's | HR III |
| Sanderson Drive | All Units | HR I |

Current management of the separate condominium associations is as follows:

Hunington Ridge I

TWC Management
12110 Sunset Hills Road
Suite 660
Reston, VA 20190
703-437-5800
Manager: Pam Ward

Hunington Ridge II

Plofchan & Assoc.
46175 Westlake Dr.
Suite 320
Sterling, VA 20165
703-406-7616
Manager: Jenny Thompson

Hunington Ridge III

Plofchan & Assoc.
46175 Westlake Dr
Suite 320
Sterling, VA 20165
703-406-7616
Manager: Jenny Thompson

SUGARLAND SQUARE HOMEOWNERS ASSOCIATION

In addition to belonging to the SRHOA, homeowners within the Sugarland Square Homeowners Association (SSHOA) have their own separate association. The Sugarland Square Association is currently self-managed. Dues are billed yearly and paid quarterly. The Sugarland Square Association is concerned with their parking lot maintenance, care of their common grounds and the review of their architectural applications. Names of the Board members are available upon request. Board meetings are held on the 3rd Thursday of each month at 7:30 p.m. in the Sugarland Run Community Center.

If you have any questions, you can stop by the office and the staff will answer your questions. Or, you can call during office hours at 703-430-4500.

We hope you enjoy living in Sugarland Run.

Sincerely,

Sugarland Run Homeowners Association Staff

