



# SUGARLAND SENTINEL

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## **HAPPY 2018 SUGARLANDERS!**

The holidays are over, warmer weather is just around the corner, and it's time to get back to SEHOA business. Congratulations to the winners of the Christmas Lighting Contest. Well done!

If you have ever seen the movie "Full Metal Jacket," you know how much Sgt. Hartman hates an unlocked footlocker. I won't repeat his exact words, but leaving anything unlocked enables the bad guys. Starting your car and leaving it unlocked is the same. The Police are doing all they can. I have faith that they will put at least, a slow down on the break-ins. However, the Police can't be everywhere all the time. The initial responsibility to protect our property is ours, residents of The Sugarland Home Owners Association. This city is growing, and with that growth comes problems. It is time we change our behavior. The 60's are long gone. It's 2018, and we need to do more to protect our property. **LOCK EVERYTHING!** I don't think there have been any break-ins that required actually breaking in, all were unlocked. It's up to us, folks. **LOCK IT UP OR LOSE IT!**

Keep your eyes open. Call the police in ANY situation that you find questionable. **SEE SOMETHING, SAY SOMETHING** does not apply solely to terrorists. Stop reporting it on Facebook and call 911. Then put it on Facebook, your neighbors need to know and this seems to be the quickest method of getting the word out.

Speaking of Facebook, your Board of Directors uses the official SEHOA page of [www.sehoa.com](http://www.sehoa.com) for communication. If you want to address the Board, please use that site. However, speaking in practical terms, many if not most of our residents use the site, "Sugarland Estates Neighborhood". It might be a good idea to put warnings of suspicious behavior on both sites. Folks, we, along with PHPD can put a stop to this nonsense. **LOCKS AND COMMUNICATION** are all it takes!

Everything slows when it gets cold, including SEHOA projects. Spring is not that many more long, cold, dreary days away. **HANG IN THERE!** Projects will be getting going again soon!

For example:

1. Pond repair. This is and will be never ending. The pond south of Horseshoe is slowly leaking again. Our new pond chairman, Tom Pitzenberger will have his hands full arranging for trench digging and filling to stop the leaks. Thank you in advance Tom!
2. As you may know, we have a tire dump problem on SEHOA property. There are companies that will haul off the tires, but no one seems interested in the removal of the tires from the present site to the side of the road for pick up. This Spring I will be asking for help, starting with a meeting on site to come up with solutions.

I am going to end as I always do, with a plea for ALL drivers to slow down in Sugarland. There is an increased PHPD presence in Sugarland due to the break-ins. You wouldn't want to get a ticket!

2018 is going to be a busy year for Sugarland. There will be decisions made, money spent and work completed. We need your help. We need your participation. Start by attending the next general membership meeting March 1st. And then, serve on a committee. It will feel good, and it will be beneficial for everyone ! *Jay Walters, Pres.*

**LET'S WORK TOGETHER FOR A GREAT 2018 IN SUGARLAND!**

**Sugarland Estates Home Owners Association General Meeting**  
**Thursday – October 5, 2017**

The meeting was called to order at 7:03 p.m. by President Jay Walters with 26 home owners in attendance.

The June 1, 2017 minutes were approved as printed in the newsletter.

Treasurer – The current Community Bank of Pleasant Hill balance is \$95,423.16. The State Farm balance is \$36,645.21.

Prior to the Committee chair reports a question was raised regarding the parking of trailers. There are guidelines listed in the Sugarland Estates By-Laws and policies. The board does not act unless a complaint form is issued. The form is listed in the website.

**Committee Chairs**

1. Grounds – Chris Koehler – not present – Jay reported. Questions were raised regarding the mowing equipment used on the pond dams. Need to verify the correct equipment is being used. Jay will pass this on to Chris.
  - A. Trails – Gary Crabtree
    - 1.) Gary reported on the possibilities if we were to use concrete versus asphalt to fix the trails. After much discuss and many suggestions Cathy Bowden moved to fix the drainage and then fix targeted areas with concrete with the expenses not to exceed \$25,000. Marijo OMalley seconded. After much discussion the motion was defeated. It was then moved by Sue Pinkley and seconded to send the trail repair issue to a committee consisting of Gary Crabtree, Larry Bowden and Mark Crain with the recommendation to be presented at a special meeting to be held within 30 days. Motion carried.
2. Ponds – Rick Wagner resigned – He was thanked for all the hard work he has done throughout the years. He will still be available to help on ponds, but can no longer be in charge. Request was made for new committee chair. The Nominating Committee will look into this.
  - A. Pond repair - the Valley View pond has 2 small leaks. Working on a solution.
  - B. Fish stocking - Rick checked with the Department of Conservation. They recommend stocking in the spring.
3. Special Events Committee
  - A. Joyce Niebaum reported there will be a Christmas House Decorating this year.
  - B. Chili Cook Off – Shelby Schaller won the chili cook off.
4. Welcoming Committee – Nina and Phil Brown resigned. They will continue through the fall. New chairman will be needed.
5. Newsletter Editor and Assistant – Betty Lynn Ward reported the newsletter went out.
6. Shelter House Committee – Jim Niebaum reported 1 person used the Mystery Hill Shelter house. He did mention an article that was in the newsletter regarding Project Graduation using the shelter house for their meetings. He explained the steps to be followed for use of the shelter house.
7. Nominating Committee – Betty Lynn reported there needs to be more people on this committee. It was moved by Sue Pinkley and seconded by Cathy Bowden to keep Robert Hastings as Vice President and Shelby Schaller as treasurer. Motion carried.

**Old Business**

1. Sidewalk repair by Horseshoe Pond – Jay reported work is done.
2. Bridge by Mystery Hill shelter house – discussion held. It was voted to get rid of the bridge. Motion carried.
3. Benches – Sue Pinkley reported she is still researching how to repair the benches.
4. Light Pole by Sugarland entrance needs to be painted – Sue Pinkley contacted KCP&L and reported it needs to be painted.
5. There appears to be an old used tire dump in the common ground between Sugarland Drive and Boardman. No solution yet.
6. Tree by entrance to trail by Sugarland Drive has been trimmed.
7. Trees by Sugarland Parkway need to be trimmed. The board will look into this.

**New business**

1. Legal Action is being taken on 4 homeowners for delinquent dues. This is required per the By-Laws of Sugarland Estates Home Owners Association Inc.
2. Social Media – Brenda Wilson passed out information on different forms of social media. She explained the differences. Brenda feels more people will see HOA events if they are posted on Facebook in addition to the newsletter and the website. Brenda volunteered to post events.

As there was no further new business, the meeting was adjourned.

Tina Myers, Secretary





## HOLIDAY LIGHTING CONTEST A SUCCESS

December proved to be another "winter wonderland" in Sugarland! It seemed many more homes were decorated this time, and all were beautiful. It is always hard to make decisions for the winners, and thanks go to all who took the time to decorate. Winners were 1<sup>st</sup> place Robbein and David Adamczyk, 2004 Hidden Valley; 2<sup>nd</sup> place Lori and John Myers, 504 Sugarland Pkwy.; 3<sup>rd</sup> place Dianne and Samuel Stevens, 605 Canyon Dr. Gift Cards were shared with these winners. Honorable mention: Jennifer and Patrick Moran, 110 Breezeway; Debbie and Steven McClure, 2011 Hidden Valley; and Sarah and James Kosfeld, 602 Sugarland Dr. Recognition for Continued Beauty and Excellence: Brenda and Steve Wilson.

### Sugarland Estate Home Owners Association Treasurer's Report September 19, 2017 through January 22, 2018

Checking account balance as of September 19	100,482.50
<b>Income:</b>	
Membership Dues and Fines Received	2,796.60
Late Fees	737.22
Legal Fees	0.00
<b>Total Income:</b>	<b>3,533.82</b>
<b>Expenses:</b>	
Administrative Costs (Postage, Facility Rental)	4,910.55
Grounds Maintenance	9,745.00
Ponds Maintenance	0.00
Trail Maintenance	0.00
Hospitality Expense	169.98
Income Taxes	18.00
Professional Fees	2,401.04
Utilities	256.89
Transfer to Money Market	0.00
<b>Total Expenses:</b>	<b>17,501.46</b>
Checking Account Balance, January 22	86,514.86
Money Market Account Balance, September 19	35,631.59
	0.00
Deposit from Checking	
Interest Income	67.27
Money Market Account Balance, May 15	35,698.86

### RESIDENTS SERVING YOU

President	Jay Walters	816-507-2776
Vice President	Robert Hastings	816-456-7478
Treasurer	Shelby Schaller	816-853-9129
Secretary	Tina Myers	816-540-3930
Homeowner Dues	Meridian LLC	816-987-2393
Mowing & Grounds	Chris Koehler	816-885-3687
Pond Maintenance	Tom Pitzenberger	615-306-1437
Architectural Review	Bob Roach	913-927-4774
	William Zurcher	816-540-3240
	Josh West	816-344-8779
Shelter House	Jim Niebaum	816-540-4412
Welcoming	Stephanie Dustman	816-540-5394
	Amy Cooper	816-540-4899
Special Events	Marijo O'Malley	816-540-4232
	Joyce Niebaum	816-540-4412
Nominating	Betty Lynn Ward	816-540-4777
	Sandy Bronson	816-554-8996
Newsletter	Betty Lynn Ward	816-540-4777
	Joyce Dechman	

### BE CONSIDERATE OF YOUR NEIGHBORS -- USE YOUR DRIVEWAY WHEN POSSIBLE

Parking in the street makes it rough for neighbors when backing out of their driveways. And, small children riding bikes and playing near cars in the street could be a disaster waiting to happen! Be considerate, and remember the ole saying "safety first."

### KIDS WILL BE KIDS !

The freezing over of the main pond has made it obvious that a lot of rocks are being thrown into and onto the pond. I know that kids like to throw rocks, but please have a conversation with your youngsters about this problem. The association has spent a lot of money repairing the pond. A lot of money! Please tell your kids not to throw rocks from the edge of the pond. I would hate to do the shore re-hab all over again!

Thank you! Jay



## CALENDAR OF EVENTS FOR THE COMING YEAR

Homeowners Meeting March 1<sup>st</sup>

Homeowners Meeting June 7<sup>th</sup>

Homeowners Meeting October 4<sup>th</sup>

Yearly Homeowners Dues to be paid by June 1st

July 4<sup>th</sup> Celebration in the Mystery Hill Park

Watch for signs that will tell about Clean-Up Days

## NOMINATING COMMITTEE WOULD APPRECIATE YOUR ASSISTANCE

Committee members give of their time because of dedication to Sugarland Estates. You can thank them for the work they do as thanks is their only compensation. Would you be willing to assist with Committee openings? Please contact the Nominating Committee (names and numbers in this newsletter) and share a small part of your time to help our community continue in the successful way it has in the past. This Committee sends a BIG "Thank You" to Tom Pitzenberger, Stephanie Dustman, and Amy Cooper for stepping up to serve on committees with recent openings.

## LET'S FILL UP THE COMMUNITY BUILDING MARCH 1 !

March 1st is our first home  
owners meeting for the year.  
Please plan to attend  
Thurs. 7:00 p.m.  
Community Bldg.  
at the fairgrounds on 58 Hwy.

Forwarding Service Requested

Pleasant Hill, MO 64080

P O Box 276

Sugarland Estates Homeowners Association

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