



SUGARLAND SENTINEL

Volume 34 Issue 1 A PUBLICATION OF THE SUGARLAND ESTATES HOMEOWNERS ASSOCIATION www.sehoa.com Mar 2021

Hello Sugarlanders. As your Association President, I feel it is necessary to bring the following to your attention. When I first accepted the position of President, I glanced at the Covenants and By-Laws, thinking that a lot of thought went into creating these guidelines to keep this area a place to be proud to live. Uniformity is what it takes, and this is the procedure to follow.

The Problem With Sheds

Earlier this year your Board of Directors and the ARB, (Architectural Review Board), were faced with the problem of a new resident building a shed that was larger than allowed by Sugarland. This conflict was resolved but the problem of unclear rules remained. It was clear to each of us that this problem would rear its ugly head again, and that some clarification was needed.

After talks with both boards the following has been decided:

1. As of March 1st, 2021 the ARB will strictly adhere to the 144 sq. ft. rule.
2. Any shed existing, (fully constructed) as of March 1st will be grandfathered, regardless of the size.
3. Any shed built without ARB approval and in excess of the stated maximum allowed square footage after March 1, 2021 *will not* be approved and will require changes to bring new sheds into compliance with Sugarland rules.

Thank you for your understanding and support.

Jay Walters



Why Did We Come to Sugarland to Live?

We might have come because of the convenience of our "bedroom community"; the reputation of our schools; and the location of our Sugarland housing area. Perhaps it is all three, and more, that interested you in living here. When first developed, the idea of Sugarland was to be a pristine development, with friendly neighbors, creating a wonderful place to live and raise families. Since its inception this is what the Boards and Committees have strived to maintain, and no doubt you agree this has been accomplished.

You should have the **Welcome Book** in your home, as a quick referral to any questions that may arise. Please retain this newsletter, or clip the portion that gives the list of those "members" who presently serve you. We are lucky to have our **Sugarland Estates Neighborhood Facebook Page**. Questions can be asked there, and they will be answered. We have the website www.sehoa.com filled with information, such as winners of the Holiday Lighting Contest, info about Events Committee plans, and sections from our Welcome Book Covenants and By-Laws. If you are not in possession of this book, please contact the Welcoming Committee person whose number is listed in this newsletter. **You can also feel free to call the President with any questions. SOME OF THE BY-LAWS ARE BELOW.**

Article VIII - Architectural Control - Section 1. No improvements, alterations, repairs, excavations, changes in grade or other work which in any way alters its natural or improved state existing on the date such property was first conveyed in fee by the Declarant to an Owner shall be made or done without approval.

No building, fence, wall, residence, or other structure shall be commenced, erected, maintained, improved altered, made or done without prior written consent.

The ARCHITECTURAL REVIEW BOARD, (members listed in this newsletter), is happy to help you understand the dos and don'ts before changes are made to your property.

ARTICLE IX - Roofing Materials - Section 7. All roofing shall be wood shingles or asphalt roofing limited to asphalt roofing with the appearance of weathered gray, the exact color and texture of which shall be approved in writing by the Architectural Review Board.

ARTICLE IX - Section 14 - Animals Prohibited. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lots except dogs, cats, or other household pets not to exceed two in number may be kept, provided they are not kept, bred, or maintained for any commercial purpose.

ARTICLE IX -Section 16 - Screening Required. All equipment, trash cans, garbage cans, and storage piles shall be kept screened by adequate planting or fencing so as to conceal them from view of neighboring owners or lots. All rubbish, trash, or garbage shall be regularly removed from each Lot, and shall be kept in sanitary containers. No clothes lines shall be permitted.

ARTICLE IX - Section 18. Automotive Repair Prohibited. No automotive repair or rebuilding or any other form of automotive manufacture, whether for hire or otherwise, shall occur on any Lot or Common Area hereby restricted.

If you do not have a copy of this valuable book, ask for one today ! Also included are the steps taken when folks don't comply with the Covenants and By-Laws.

Spring is Just Around the Corner - or so we hope !

Don't forget our wonderful walking trails to take advantage of as warmer weather arrives. And keep in mind, and please remind your children, that motorized vehicles are not allowed on our walking trails. (However, you may drive to the park to participate in a Sugarland gathering). If you haven't been in the Mystery Hill Park, it has a shelter house much like the one at the front pond. As you are out and about, see if you can find a *new* neighbor, or an *old* one you have yet to meet and get to know them. We have had a record number of new folks move to Sugarland in the last year. It has been overwhelming when visited by the Welcome Committee that several of the new folks have offered to serve on committees. What is that saying - "It takes a village"? Come to a meeting or a park gathering, meet your Board members and committee folks, and make your wishes known.

Sugarland Estate Home Owners Association	
Treasurer's Report	
September 16, 2020 through February 13, 2021	
Checking account balance as of September 16, 2020	\$ 102,885.56
Income:	
Membership Dues & Fines Received	\$ 2,500.70
Late Fees	\$ 1,128.68
Legal Fees	\$ 100.00
Total Income:	\$ 3,729.38
Expenses:	
Administrative Costs (Postage, Grounds Maintenance	\$ 5,248.15
Ponds Maintenance	\$ 4,740.00
Repairs (Trail & Bridge)	\$ -
Hospitality Expense	\$ -
Income Taxes	\$ 595.79
Professional Fees	\$ -
Utilities	\$ 2,342.79
Transfer to Money Market	\$ 542.75
Total Expenses:	\$ -
Checking Account Balance: February 13, 2021	\$ 13,469.48
Money Market Account Balance: September 15, 2020	\$ 93,145.46
Deposits from/to Checking	\$ 36,357.26
Interest Income	\$ 1.23
Money Market Account Balance: February 13, 2021	\$ 36,358.49

<u>RESIDENTS SERVING YOU THIS TERM</u>		
President	Jay R. Walters	816-507-2776
Vice President	Paul Zimmerman	816-724-0080
Treasurer	Shelby Schaller	816-853-9129
Secretary	Kim Meyer	573-291-0317
Homeowner Dues	Meridian LLC	816-987-2393
Mowing & Grounds	Chris Koehler	816-598-0411
Pond Maintenance	Tom Pitzenberger	615-306-1437
Architectural Review	Bob Roach	913-927-4774
	Chris Baron	720-335-8751
Shelter House	Jim Niebaum	816-540-4412
Welcoming Committee	Amy Cooper	816-824-5908
Special Events	Crystal Willig	816-987-0118
	Michelle McClur	816-548-7499
Nominating Com.	Sandy Bronson	816-554-8996
	Betty Lynn Ward	816-540-4777
	Marcia McGinnis	816-803-0824
Newsletter	Betty Lynn Ward	816-540-4777



Covid Be-Gone

What an experience this last year has been trying to stay safe and healthy. Have you learned to cut the hair of your spouse and kids? Are masks and gloves becoming second nature to you? We can only hope that this terrible thing will come to end sooner than later. We will plan to get together in the Mystery Hill Park for the annual 4th of July parade and visit with neighbors, even if we still must do our social distancing and wear masks. Stay tuned for more information nearer to time!

Things to Consider

No plans have been made at this time for an annual clean-up day. However, there are always things that can be done to be helpful in keeping our common grounds in good shape. If you would like to participate by planning a few-hours-get-together before hot weather, please contact our President making your wishes known. You will be appreciated !!!! Should plans be confirmed, notification will be put on our Facebook page and the bulletin board on the island between the front pond and Price Chopper, so keep an eye out as our weather permits.

Watch Your Mail the End of May

Your June newsletter will be mailed from Meridian with our yearly home owners dues statement. Promptly sending your check to Meridian would be appreciated ! We are so blessed to live in such a wonderful place where dues are very minimal. Money collected is used to maintain our grounds, stock ponds, etc.