



# SUGARLAND SENTINEL

Vol. 30 Issue 3 PUBLICATION OF SUGARLAND ESTATES HOMEOWNERS ASSOCIATION [www.sehoa.com](http://www.sehoa.com) Oct. 2017

Greetings from high atop the Presidential suite on Sunset Circle!  
**Welcome to fall!**

This issue of your Sugarland Newsletter seems focused on current rules and regulations of our association. These rules are intended to make our community safer, more presentable, and more enjoyable for our residents. In addition to the rules listed below, I would like to mention a few that I get frequent phone calls about.

1. Fishing the ponds. Your association spends a great deal of money maintaining and stocking our ponds for residents enjoyment. Only residents. Guests may fish our ponds WHEN WITH A RESIDENT ONLY! Also, our ponds are catch and release. Please follow these simple rules.
2. Vehicles. We drive too fast. It is dangerous! Please slow down. I have again asked The Pleasant Hill Police Department to monitor Sugarland during rush hours and stop those that drive like they are on an interstate rather than in Sugarland. Parking. Please do not park on the street. Use your driveways. If you must park on the street, PLEASE do not park across from your neighbor's drive. Be courteous folks, that's all it takes,
3. Thank you. Thank you to those that take it upon themselves to maintain our islands. Take a look around folks, there are people here that take it into their own hands to make Sugarland more beautiful. Thank you to all committee chairs for the work they do stuff wouldn't get done without them!
4. A SPECIAL thanks to Rick Wagner for all the work he has done on our ponds and starting our spring clean up day. With this thank you comes a great deal of regret. Rick has informed me that he will no longer be able to chair the ponds committee. Sugarland needs a new ponds chairperson. This is an important position that needs to be filled as soon as possible. PLEASE, someone step forward to help in this capacity.

Be kind to one another, that is all it takes! Jay Walters



Continuing along these same lines, we have several new neighbors in our Sugarland community. Here are a few reminders of some common regulations not only for first time readers of our covenants and by-laws, but as reminders to the rest of us:

Article IX, Section 8-Commercial Activity Prohibited **No commercial activity of any kind shall be conducted on any Lot**, but nothing herein shall prohibit the carrying on of promotional activities by the Declarant for the sale of new construction by the Declarant or other builders.

Article IX, Section 11-Nuisances **No commercial trade or business and no noxious, illegal, or offensive activity shall be carried on upon any portion of the property**, nor shall anything be done thereon that may be or become a nuisance or annoyance in the neighborhood.





Article IX, Section 14-No animals, livestock or poultry of any kind shall be raised, bred or kept on any lots except that **dogs, cats or other household pets not to exceed two (2) in number may be kept**, provided they are not kept, bred or maintained for any commercial purpose. In no event shall such animals be kept on any lot if they unreasonably disturb the Owner or residents of any other lot. All animals shall be confined on the Owner's Lots and for the mutual benefit of all the Owners, no animal shall be allowed or permitted on the Common Area, except when on a leash or when in direct and constant control of the Owner thereof or member of his family.

Article IX, Section 16. Screening required. **All equipment, trash cans, garbage cans, and storage piles shall be kept screened** by planting or fencing so as to conceal them for 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 and no trash burning shall be permitted on any Lots.

Article IX, Section 19-Parking and storage of vehicles prohibited. **No school busses, tractors, trucks over one (1) ton, unmounted campers, trailers, unlicensed or inoperable or partially disassembled automobiles or other motor vehicles or boats and/or trailers shall be regularly parked in the open** on any lot or at the curb and in any event not more than 12 hours at any one time.

If a Violation/Complaint Form is sent to the board, and the Violator does not comply with correcting a problem, a **\$25.00 fine can be imposed with an additional \$10.00 fine to be imposed every 7 days** thereafter until the Violation is cured or removed. If the amount reaches \$50.00, the Violator's account will be turned over to the SEHOA attorney for placement of a lien on the Violator's property. The Violator will be charged for the drafting of the lien, the drafting of the release of the lien, recording fees for the lien, recording fees for the release of the lien, and any other costs accrued in correcting or removing the Violation. **Fines will continue to accrue at the amount of \$10.00 per 7 days.** Suit will be initiated against the Violator when the outstanding balance on the Violator's account exceeds \$750.00, with resulting reasonable attorney fees and court costs being added to the assessment due and owing, should judgment be awarded.

All of this information can be found in the Welcome Book you received or on the web site SEHOA.com.

As a courtesy to all homeowners, please make sure you pick up any dog feces left by your pet as you walk our beautiful neighborhood.

It is also appreciated when our homeowners keep their grass mowed and trimmed on a timely basis. We live in a very nice neighborhood, and we would like it to stay that way.



With Halloween just around the corner, we want to be diligent when driving down our streets Oct. 31<sup>st</sup>, and watch for the little ghosts and gremlins who will be ringing our doorbells. Enjoy the evening, as well as the holiday season ahead !!!!





### Sugarlanders are good at Eating and Visiting !!

Our June HOA meeting held in the Mystery Hill Park (with a meal being served) was a success, and appreciation goes to those who took the time to attend. Thanks go to the Events Committee of Marijo O'Malley and Joyce Niebaum for pulling it all together for us. It was a beautiful evening, and the short business meeting provided time for getting to know new neighbors who came !

#### RESIDENTS SERVING YOU THIS TERM

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	Rick Wagner	816-540-5757
Architectural Review	William Zurcher	816-540-3240
	Bob Roach	913-927-4774
	Josh West	816-344-8779
Shelter House	Jim Niebaum	816-540-4412
Welcoming	Nina Brown	641-521-0199
	Phil Brown	641-521-1944
Special Events	Marijo O'Malley	816-520-4232
	Joyce Niebaum	816-540-4412
Nominating	Sandy Bronson	816-554-8996
	Betty Lynn Ward	816-540-4777
Newsletter	Betty Lynn Ward	816-540-4777
	Joyce Dechman	

#### Sugarland Estate Home Owners Association

##### Treasurer's Report

May 16, 2017 through September 19, 2017

Checking account balance as of May 15	56,840.49
Income:	
Membership Dues and Fines Received	56,857.83
Late Fees	562.94
Legal Fees	0.00
Total Income:	57,420.77
Expenses:	
Administrative Costs (Postage, Facility Rental)	373.17
Grounds Maintenance	9,402.68
Ponds Maintenance	0.00
Trail Maintenance	1,152.00
Hospitality Expense	181.04
Income Taxes	0.00
Professional Fees	1,095.31
Utilities	397.02
Transfer to Money Market	0.00
Total Expenses:	12,601.22
Checking Account Balance, September 19	101,660.04
Money Market Account Balance, May 15	35,591.19
Deposit from Checking	0.00
Interest Income	40.40
Money Market Account Balance, May 15	35,631.59



## **CHILI COOK OFF CONTEST**

**October 5<sup>th</sup> at 6:00 p.m.**

**at the Community Bldg. ---**

**South of town on 58 Hwy.**

If you wish to enter the contest with a crockpot of chili, contact Events Chairman, Marijo O'Malley at **816-520-4232**, by **September 28<sup>th</sup>**. If your pot of chili wins, you will receive a **\$50.00 gift card for Nuts and Bolts**.

Those not interested in the contest but want to eat chili, please also call Marijo to **make your reservations** by the 28th so just the right amount of chili and apple cobbler can be made to serve all those wishing to attend. A short business meeting will be held after we are sufficiently filled !!!!

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1. **Election of Officers will need your vote.** Please be there to help maintain your Board. It is time for voting for President and Secretary positions.
  2. **Discussion to be held regarding the walking trail.** The Board would appreciate the input of residents at our SEHOA meeting regarding how to best maintain our wonderful walking trails. Different ideas will be discussed, such as asphalt, rock, and other such solutions.
  3. **New folks are moving in.** Have you noticed houses are really selling right now? Several new families now live in Sugarland. Our homeowners meetings are a way to get to know your neighbors. Oct. 5<sup>th</sup> will be a good time to get acquainted !
  4. **Yearly Dues – Did you Forget???** If you overlooked paying your yearly homeowners dues, please do so as quickly as possible. Promptness makes for easy bookkeeping, and avoids added fees for lateness. Remember, our minimal dues pay for the mowing of common grounds; other maintenance such as fixing the leaking front lake; etc. Get your check to Meridian as soon as possible.





**Sugarland Estates Home Owners Association General Meeting**  
**Thursday – June 1, 2017**

The meeting was called to order at 7:03 p.m. by President Jay Walters with 29 home owners in attendance. The March 2, 2017 minutes were approved as printed in the newsletter.

Treasurer – The bank balances listed in the newsletter were \$56,840.49 in Community Bank of Pleasant Hill and \$35,591.19 in the State Farm Money Market.

**Committee Chairs**

1. Grounds – Jay talked to the mowing company. 50% of what he asked them to do has been done. The dam faces need to be mowed and pasture guard applied. He intends to meet with them again next week.
  - A. Trails – Jay reported the mowing company sprayed the trail for weeds.
2. Ponds – Rick Wagner reported
  - A. Front Pond – The work at the front pond is complete.
  - B. Aquatic weeds – the weather station pond is being sprayed for Lily Pads.
  - C. The Valley View pond has 2 small leaks. Working on a solution.
  - D. Checked the population of fish in the ponds. Only the front pond needs fish. Will check into stocking it.
3. Special Events Committee – Joyce Niebaum reported there will be a 4<sup>th</sup> of July parade again.
4. ARB Committee – Question raised if ARB needs to be involved if you want to paint your house the same color. You do not need ARB approval.
5. Welcoming Committee – no report
6. Newsletter Editor and Assistant – Betty Lynn Ward reported the newsletter went out.
7. Shelter House Committee – Jim Niebaum – question raised regarding disposal of trash after an event. It is the homeowner who reserved the shelter houses responsibility to dispose of their trash.
8. Nominating Committee – no report

**Old Business**

1. Sidewalk repair by Horseshoe Pond – Jay is working on this.
2. Spring Improvement Day – Sue Pinkley reported it was a success. Question raised regarding the weeds growing by the walking trail entrance off of Van Hoy. That is one of the items Jay is discussing with the lawn care company.
3. Bridge by Mystery Hill Shelter House – Select Ground Services will repair.

**New Business**

1. Dues notices were mailed out June 1<sup>st</sup> with a July 1<sup>st</sup> due date.
2. Question raised regarding street repairs – notified to contact Josh with the City.
3. Lawn Care company needs to keep the common grounds behind 1907 Hidden Valley mowed. The homeowner who was doing in cannot do it any longer. Jay will address when he contacts the lawn care company.
4. Benches – Sue Pinkley is checking into repairs for the benches on the walking trails.
5. Light Pole by Sugarland entrance needs to be painted – Sue Pinkley will check with KCPL regarding responsibility of upkeep.
6. There appears to be an old used tire dump in the common ground between Sugarland Drive and Boardman. If anyone has ideas on how to fix this, please contact one of the board members.
7. A homeowner requested a tree by the entrance to the trail by Sugarland Drive be trimmed. The board will look into this.

As there was no further new business, the meeting was adjourned at 7:24.

Tina Myers, Secretary



**Fall, Mums, Grass Seed Planting, Halloween, and then we can think about CHRISTMAS !!**

Now that Fall is here, you know what comes next ! We will have our Annual Holiday Lighting Contest again this winter. The judging will take place December 19<sup>th</sup>. So, let's start thinking about what we can do to make this another **Winter Wonderland** in Sugarland. For neighbors who weren't here last year, this is a great time in our community. 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> place prizes are given to those chosen to have the best decorated homes for Christmas. Any questions, contact the Events Committee.

**Things to keep in mind:**

last yearly homeowners meeting for 2017 – Oct. 5<sup>th</sup> at fairgrounds on Hwy 58 at 7:00 p.m.

Christmas lighting contest judging – Dec. 19<sup>th</sup>

first meeting of 2018 -- March 1st

Bob & Tina Myers  
304 Oakview  
Pleasant Hill, MO 64080

ATTENTION !!! Oct. 5<sup>th</sup> is last  
home owners meeting of the year.  
Please plan to attend at 7:00 p.m.  
at the Community Bldg. located at  
the fairgrounds southwest of town  
on Hwy. 58.

**SUGARLAND SENTINEL**  
Sugarland Estates Homeowners Association  
P O Box 276  
Pleasant Hill, MO 64080  
Forwarding Service Requested

