



SUGARLAND SENTINEL

4 ISSUE 3 - PUBLICATION OF SUGARLAND ESTATES HOMEOWNERS ASSOCIATION - www.sehoa.com October 2012

Dear Neighbors,

As we write this, there is a paradox in play. We watch ad nauseum the individuals begging to be elected, spending millions of dollars for the opportunity of leadership. Most of us have strong opinions of just what is the best way to do whatever and lead a community. And yet, in our community of Sugarland, the opportunities of leadership exist, and everyone thinks everybody but them should step into that leadership role. **GO FIGURE!**

Here is the reality we are faced with: Our president, who has served your association faithfully for many years, will be stepping down this fall. She has handled the position with a husband, an infant, a busy young son, and a high responsibility job (kind of ruins everyone else's excuse). The vice president has recently resigned. This leaves the association with two remaining officers which does not meet covenant requirements for overseeing the responsibilities of the association. We should add that those responsibilities have been handled very smoothly for a number of years, as each officer shares little bits of the responsibilities resulting in minimal burden for any one individual. That said, it is imperative that two or more homeowners step up to undertake some of the leadership roles of the association. If not, hard decisions will need to be made by the current officers. Here are the options being considered:

1. Hire a management company. The costs would be \$20-30 thousand dollars a year for this service, and we would still need a board of directors to guide the management company. That would require a 30+% increase in dues.
2. The biggest expense and responsibility of the board is overseeing the 20+ acres of common grounds, and the ponds and trails associated with them. With no authority for the grounds, we would have to consider
 - a. Neglecting the grounds. The deterioration of those acres, ponds, and trails would be extensive within 12-24 months.
 - b. We have considered selling the land which would put the whole development, especially properties adjoining those grounds at numerous risks, depending on what entity bought the lands.
 - c. We could approach the city about buying, leasing, or deeding over the property in the hope the city would maintain them. That means the properties would be public use areas which opens up many potentially negative consequences as well.
 - d. Selling off sections, for example to homeowners with attaching lots
3. The second biggest responsibility is the billing and collection of dues. While the latter is mostly assigned to our paid accountant, it still requires overseeing. This oversight is not a big burden, but has major significance to the association.

Now the good news: Sugarland is old enough that when most potential situations have arisen, once or more, and procedures are in place to handle them. Complaints are few (one complainer in the last 18 months), and when one arises, there are procedures in place to handle those. The two remaining board members have been serving for a long time and will be a major resource to new board members. Past officers also continue to be a major resource. Over the last few years, the officers (board) have met once monthly, lasting 60-90 minutes, and the rest of the association business has been handled by email. Time requirement is not an issue at all.

PLEASE, if you're the least bit interested, please contact one of the nominating committee members. Phone numbers are in this newsletter. Stepping up is a major way to help yourself, neighbors, maintain property values, and will require much less time, effort, and skill than you might use to justify ignoring this great need. As indicated above, the consequences of expecting someone else to step up could be devastating to our community and property values.

The Sugarland Board of Officers

Sugarland Estates Home Owners Association Meeting

June 7, 2012

President Melanie Sanders called the meeting to order at 7:05 p.m.

The minutes from the last quarterly meeting were on the table. As there were no additions or corrections they are approved as printed.

The treasurer's report was also on the table. As there were no questions, it will be filed for audit.

The balances as of June 1st are \$31,052.68 in the Community Bank of Pleasant Hill and \$29,829.92 in the State Farm Account.

Old Business:

1. Website – Melanie reported Steve is to give the reins to Keith Stidham. Melanie will contact Steve. The 4th of July information needs to be updated to the website.
2. Liens - We currently have 10 liens.
3. Horseshoe Pond – Garrett Sanders reported the ditches are still to wet to fill in.
4. President and Secretary positions – Per the by-laws, we will elect officers for these positions in October. If anyone is interested, please contact the nominating committee.

New Business:

1. Committee chairs:
 - A. Grounds – Dave Hamilton
 - 1.) Front islands need work. They were sprayed for weeds.
 - 2.) Weeds are growing around Horseshoe pond. Dave will talk to Infinity.
 - 3.) Discussed tree trimming by the shelter house on Mystery Hill. We need to keep an eye on the tree on Sugarland Drive.
 - B. Ponds – Garrett Sanders
 - 1.) The ponds are in good condition at this time.
 - 2.) The ponds will be stocked with carp and catfish in the next few weeks.
 - 3.) Concerns were raised regarding the Weather Station pond dam. Garrett will look into this.
 - C. Special Events – Joyce Niebaum
 - 1.) The 4th of July event will start at 9:30.
 - 2.) The Fall Fun Fest will be held October 27th.
 - D. Welcoming – no report
 - E. ARB – no report
 - F. Trails – Garrett Sanders reported
 - 1.) The rain we had in May damaged a lot of the trail down by Whispering Ridge. It was moved and seconded to suspend the by-laws regarding multiple bids to fix the trails with the budget not to exceed \$10,000. Motion carried. No work has been done in the last couple of years on the trails. We need to replace many of the pipes going under the trail in multiple places and replace them with larger pipes. The drain pipes are too small to handle the amount of water.
 - 2.) The 1st pedestrian bridge on Whispering Ridge is falling apart. Questions were raised regarding liability. After discussion, it was moved and seconded to pull the bridge. Motion carried.
2. Homeowners Association dues notices were mailed June 1st. They become delinquent on July 1st.

Meeting adjourned at 7:45.

Tina Myers, Secretary

FALL FUN FEST IN OUR PARK

Our annual October Fun Fest will be held on the evening of the 20th in the park at the end of Mystery Hill. Arrive at 4:30 p.m. to meet and greet your neighbors. Games for the kids and a hot dog roast are planned. If the weather permits, there will be a bonfire for us to gather 'round for ghost stories !!! We'll see you there !!!

UPDATED BY-LAWS NOW IN PLACE

Policy 1 and By-Laws are in place and your printed copy can be obtained the night of the Homeowners Meeting October 4th at 7:00 p.m. If you have commitments and are unable to attend the meeting, please feel free to call a Board Member to arrange to pick up your copy of updates for your Homeowners Notebook. The changes will also be noted on the website.

Sept. 1 is when unpaid homeowners dues are reviewed, and our attorney is contacted, per Policy 1. For those not paying, the next steps are now being taken.

RESIDENTS SERVING YOU

President	Melanie Sanders	816-987-3621
Vice President		
Treasurer	Steve Sproul	816-529-1273
Secretary	Tina Myers	816-540-3930
Homeowner Dues	Meridian LLC	816-987-2393
Mowing & Grounds	Dave Hamilton	816-540-2769
Pond Maintenance	Garrett Sanders	816-987-3621
Architectural Review	Ron Prewitt	816-813-2701
	Mark Miller	816-540-5425
	Todd Franklin	816-392-1233
Shelter House	Jim Niebaum	816-540-4412
Welcoming	Arva Umland	816-987-0381
	Sharrel Allen	816-987-0113
Special Events	Cindy Wilson	816-260-8907
	Joyce Niebaum	816-540-4122
	Marijo O'Malley	816-540-3635
Nominating	Nola Boyd	816-540-6059
	Betty Lynn Ward	816-540-4777
	Dick Collins	816-540-5405
Newsletter	Betty Lynn Ward	816-540-4777
	Joyce Dechman	

WELCOME NEW NEIGHBORS

We have several new neighbors, and are pleased to have you as members of our community. Please let the Welcoming Committee know (phone numbers on left) if you have yet to received your copy of the Sugarland Welcome Book. This handy notebook contains important city numbers and info about Sugarland. It also includes our covenants and by-laws to follow.

Sugarland Estate Home Owners Association

Treasurer's Report

October, November, & December

June 1, 2012 to September 11, 2012

Income:	
Membership Dues received	52,617.40
Interest Income	24.88
Total Income:	52,642.28

Expenses:	
Administrative Costs (Postage, Facility Rental)	687.00
Grounds Maintenance	13,564.48
Hospitality Expense	0.00
Finance Charge	0.00
PO Box Rent	0.00
Miscellaneous	0.00
Printing & Reproduction	12.57
Professional Fees	1,188.39
Fence Repairs	0.00
Utilities	76.76
Total Expenses:	15,529.20

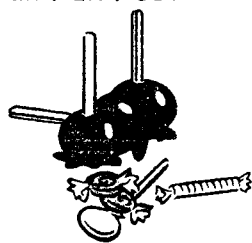
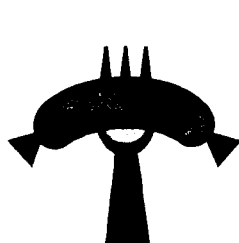
Change in Cash Balance	37,113.08
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Checking Account Balance, June 1	30,029.23
Checking Account Balance, September 11	67,162.74

Money Market Account Balance, June 1	29,842.56
Money Market Account Balance, September 11	29,867.44

If October 4th will be your first time to attend a homeowners meeting, you will appreciate the way the meetings are conducted, as they are efficient and as short as possible. It's a good way to meet your neighbors and voice any concerns about the neighborhood. The meeting place is at the Community Building which is at the Fairgrounds, southwest of town on 58 Hwy. Hope to see you there at 7:00 p.m.

October 20th Fall Fun Fest





Points of Interest:

- * Work on Horseshoe Pond is almost completed. Grass seed will be spread as soon as the weather allows. What an improvement for that area of Sugarland !!
- * The front pond has looked wonderful this summer, even through our drought ! Thanks to Garrett Sanders who takes care of the ponds. If you see trash around the pond, picking it up would be most helpful.
- * Damage was caused by spring rains to our walking trail. The trail has now been repaired, and is ready for us to enjoy. Volunteers who worked on the trail are appreciated !. Remember, no motorized vehicles are to be on the trail unless approved by the Board.
- * Now that the temperature is cooler, we can take advantage of the Fall of the year; enjoy our amenities in Sugarland; get out and meet neighbors on the trail, around the ponds; and reserve shelter houses for gatherings.
- * Watch the bulletin board at the Price Chopper island for info on Holiday Lighting Contest

DON'T FORGET THE FALL FUN FEST !!

SUGARLAND SENTINEL
Sugarland Estates Home Owners Association
P O Box 276, Pleasant Hill, MO 64080
Forwarding Service Requested
!!!ATTENTION!!!
SEHOA GENERAL MEETING
Thursday, Oct. 4th, 7:00 pm
Community Bldg at Fairgrounds
West of town on 58 Hwy.

Bulk-Rate
Permit No. 8
U.S. Postage Paid
Pleasant Hill, MO 64080

