



Hello Sugarlanders!

It's time for a newsletter and a general membership meeting, but more on that later. I hope you walk the trails. The weather this time of year really is perfect for walking. Unfortunately the weather is also perfect for all that fall clean-up of yards and property. The ongoing improvements are really amazing. Benches and bridges have been painted, trails have been repaired and we are closing in on the completion of the major restructure of drains and such near the Mystery Hill section of the trails. We reached an agreement with property owners and everybody is happy! Kudos, and I mean really big KUDOS to Gary Crabtree, Downtown Jay Brown and Mark Craine for their valued service in this matter. The amount of work they have put into this project is staggering. THANK YOU!

These are just a few of the things you can become familiar with when reviewing the rules we must follow here in Sugarland to maintain our beautiful area. If you are new to our area, and many new folks have come here to live in the last few months, please contact the Welcoming Committee if you have yet to receive the Welcome Book with the above information. Their numbers are included in this newsletter. Things in a neighborhood don't always go to your liking. We get very few complaints from our residents. Occasionally complaints are about other neighbors. It happens. Your Board does it's best to fix problems and come up with solutions but this shouldn't be a first step. PLEASE talk to your neighbors, get to know them so when a problem arises it can be settled at the neighbor level and not dealt with by the board. It's called communication folks, say hi once in a while! Of course the Board is always here to help in any way we can. Call me.....Jay Walters.....816-507-2776.

Please remember that things in the Home Assn. business move slow. We are all volunteers. Getting just two people together for a meeting can be a chore, even more so for more.

**Speaking of meetings, it is time for our General Membership Meeting. It will be held Thursday, October 4, 7 p.m. We are back meeting at the fairgrounds as the building has been repaired. PLEASE ATTEND. Get your questions answered, meet your neighbors, and PARTICIPATE!**

Thank you, everyone for your patience as roadwork continues in our neighborhood. Just keep telling yourself, "It's only a movie, it's only a movie".

Don't just sleep in Sugarland, try to actually live here! Know your neighbors.....know your Board.....get involved.....be involved.

Our ARB is in need of a 2nd and 3rd member. The Architectural Review Board approves building plans for our neighborhood and now consists of just one person. Thank you Josh West, I know you have been especially busy with all the new roofs. If you are interested and willing to help with this committee please call me or the nominating committee of Sandy Bronson and Betty Lynn Ward. A third person is needed for this committee also, if you are interested . . . .

And that's it for another Newsletter. Get out of the house and enjoy our amenities and this wonderful weather.....you will regret it if you don't!

Now I am going outside and cover my trash cans so they don't face the street!

-- Jay



## **SUGARLAND ESTATES HOME OWNERS ASSOCIATION**

**June 7, 2018**

The meeting was called to order at 7:00 PM.

Secretary – The March 1 minutes are available for review. Are there any additions or corrections? There were no additions or corrections.

Treasurer – Shelby Schaller – The bank balances are \$64,627.82 in checking and \$35,751.71 in the State Farm Account.

### Committee Chairs

1. Grounds – Chris Koehler
  - A. Chris Koehler was absent but Jay reported that there is good communication with the lawn service, all the bridges have been moved and culverts are in. There are more repairs to be done to the trails.
2. Ponds – Tom Pitzenberger
  - No report
3. Special Events Committee – Joyce Niebaum, Marjorie O'Malley
  - A. Annual 4<sup>th</sup> Of July Parade – there will be prizes for the participants
4. ARB Committee – Josh West
  - A. Josh is needing help on this committee
5. Welcoming Committee – Stephanie Dustman and Amy Cooper
  - A. They are in the process of updating the Welcome Book
6. Newsletter Editor and Assistant – Betty Lynn Ward and Joyce Dechman
  - No report
7. Shelter House Committee – Jim Niebaum
  - No report
8. Nominating Committee – Betty Lynn Ward
  - A. Needing an additional person on the committee

### Old Business:

1. Open balance report – Kim will get with Katie at Meridian
2. 109 Sugarland Dr – Tires – the tires are gone
3. Von Hoy trail culvert work – Chris talked to mowing crew to keep the ditch clean

### New Business:

1. Prowlers and Burglaries - they have a suspect who has been arrested, is out on bond but now currently has a warrant out for his arrest.
2. Questions about Neighborhood Watch - at this time there have been no meetings.
3. Jay introduced Kim Meyer who volunteered to accept the position of Secretary of the Association. The motion was made and seconded to accept her as the new HOA Secretary.
4. Meeting adjourned at 7:26 PM

Kim Meyer, Secretary



## GUIDELINES ON REPLACING ROOFS IN SUGARLAND

Again, speaking of the ARB and roofs, there was quite a bit of confusion about allowable roof color after the recent hail storm. Proper procedure is for all roof replacements to be OK'd by the ARB. Most of us followed this route. A few replaced roofs without ARB approval. No, we don't drive around looking for violations, roofing or otherwise. However, if a resident lodged a formal complaint about the color of a neighbor's roof, legal action could be taken if the roof color was not previously approved. Be wise, check with the ARB first! Thank you!

### IF YOU ARE WONDERING...

Those of you who have lived here several years remember when some residents weren't as eager as others to play their minimal yearly dues. It is amazing in recent years how our neighbors are on time with dues payments. Also, in the Welcome Book you received, you will notice the penalty for not paying dues. These monies go toward the upkeep of our common grounds --- ponds, dams, islands, and of course, the walking trail and cutting grass.

<u>Sugarland Estate Home Owners Association</u>	
<u>Treasurer's Report</u>	
<u>May 17, 2018 through September 19, 2018</u>	
Checking account balance as of May 16, 2018	\$ 68,472.23
<b>Income:</b>	
Membership Dues & Fines Received	\$ 57,392.11
Late Fees	\$ 556.61
Legal Fees	\$ 0.41
<b>Total Income:</b>	<b>\$ 57,949.13</b>
<b>Expenses:</b>	
Administrative Costs (Postage, Facility Rental, Etc.)	\$ 111.64
Grounds Maintenance	\$ 15,770.00
Ponds Maintenance	\$ 8,785.17
Repairs (Bridge)	\$ 1,644.60
Hospitality Expense	\$ 60.71
Income Taxes	\$ -
Professional Fees	\$ 2,133.27
Utilities	\$ 488.80
Transfer to Money Market	\$ -
<b>Total Expenses:</b>	<b>\$ 28,994.19</b>
Checking Account Balance: September 19, 2018	\$ 97,427.17
Money Market Account Balance: May 16, 2018	\$ 35,751.71
Deposits from/to Checking	\$ -
Interest Income	\$ 52.85
Money Market Account Balance: September 19, 2018	\$ 35,751.71

<u>RESIDENTS SERVING YOU</u>		
President	Jay Walters	816-507-2776
Vice President	Robert Hastings	816-456-7478
Treasurer	Shelby Schaller	816-853-9129
Secretary	Kim Meyer	573-291-0317
Homeowner Dues	Meridian LLC	816-987-2393
Mowing & Grounds	Chris Koehler	816-885-3687
Pond Maintenance	Tom Pitzenberger	615-306-1437
Architectural Review	Josh West	816-344-8779
Shelter House	Jim Niebaum	816-540-4412
Welcoming	Amy Cooper	816-540-4899
	Stephanie Dustman	816-540-5394
Special Events	Marijo O'Malley	816-540-3635
	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	816-540-5916

With the arrival of Fall, we are beginning to see colorful mums and other seasonal flowers showing up to decorate our yards. If you would like to clean up an island with your neighbors; plant flowers or bulbs; or simply pull weeds, feel free to do so. Any money you want to spend for improving an area, first check with a Board member, save your receipts for reimbursement.



### **WINTER IS JUST AROUND THE CORNER**

Where did this year go? For many of you in Sugarland, you were moving in ! We have several new neighbors and we invite you to join others in our Holiday Lighting Contest. The Events Committee chooses outside folks to come select homes they feel should be rewarded for their efforts in decorating for the holiday season. Prizes are given. Don't miss out !!!

### **NEXT HOME OWNERS BUSINESS MEETING**

Home Owners Meetings are held three times a year. These meetings are informative and a good place to ask any questions you may have about our community. Our meetings are held the first Thursday of March, June, and October. It is time to be making plans to attend our **October 4<sup>th</sup> meeting**. The dates for next year's meetings are March 7, 2019, followed by June 6, 2019 and October 3, 2019. Watch for signs posted along the roads in our neighborhood, and in the newsletters as to date, time, and location.

### **SOMETIMES THE ODDS ARE IN OUR FAVOR. . . .**

As we all discovered when we moved to Sugarland, we were presented with a "Welcome Book" to familiarize us with the town and our "community." Our Welcoming Committee has been passing out a lot of Welcome Books lately. The willingness of our new neighbors to serve on committees is overwhelming. THANK YOU ! You may be contacted to assist. Also, most of the questions asked on Facebook recently are answered in this Book. You will want to keep it handy.