



# SUGARLAND SENTINEL

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Greetings from your Board!

Since I am writing this in February, I am hoping the weather is warmer by the time this newsletter is received. Spring and summer are busy times for your board and committee members, especially those with outdoor responsibilities. Hopefully, the problems with leakage at the weather station pond will be resolved before long. This will be a tricky and an expensive project, but fortunately with the leadership of Rick Wagner, a light is visible at the end of this tunnel. Speaking of Rick Wagner, "Pond Clean Up Day" has been changed to "Sugarland Clean Up Day". The date has not yet been set, but will be in April or May. The response to the two clean up days last year was terrific. Hopefully, 2015 will be even better.

I have received complaints from residents about fast drivers. Be forewarned, I have contacted Pleasant Hill's finest and more attention will be paid to these problems. Besides, you should slow down for the geese and our resident illegal fisher Harry the Heron!

Questions have been raised about the association's complaint form. The form should be in the back of your association notebook. After a complaint form has been received and deemed valid, a warning letter will be sent to the homeowner giving them 14 days to correct or respond by letter to the Board. Two weeks after the warning letter is sent, a SEHOA board member will confirm the violation has been corrected or the Board will provide determination regarding the granting of additional time, penalties or procedures for the cure of the violation. If the violator fails to respond to the warning letter within 14 days, a \$25.00 fine will be imposed and notification will be sent to the violator. An additional fine can be imposed every 7 days thereafter until the violation is cured or removed. If the fine reaches \$50.00 the violator's account will be turned over to the SEHOA attorney for a lien to be placed on the violator's property. The violator will incur all fees and 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. The board has every intention of keeping the standard of our neighborhood as high as expected by our members.

And, as of this writing, 38 DAYS TILL SPRING! ... much less by the time this reaches you!

Jay Walters, President

New Neighbors!

The welcoming committee tries to distribute a Homeowners Manual to every new resident when they move into Sugarland. The committee needs your help. When someone new moves into your neighborhood, please contact Nina Brown (641-521-0199) so their committee can keep up with any and all changes. As many different realtors and/or title companies process the paperwork, they do not pass any information on to her. The committee needs everyone's help.

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**Sugarland Estates Homeowner's Association General Meeting**  
**Thursday, October 9, 2014**

The meeting was called to order at 7:00 p.m. by President Jay Walters with 26 residents in attendance.

The June 5<sup>th</sup> minutes published in the last newsletter were approved as printed.

**Treasurer** - Sue Pinkley reported the Treasurer's Report was in the newsletter. No one had any questions.

**Grounds Chairman** - Dave Hamilton reported there will be 1 more mowing in November. The tree branches around the Mystery Hill Shelter house were trimmed. He had 7 dead walnut trees and 1 dead pear tree cut down. He resigned as grounds chairman. He had Infinity spray the trails. Jay thanked him on behalf of the Association for all the work he has done through all the years. He will be missed.

**Trails** - Lew Pinkley reported the trails had been sprayed for weeds. Questions were raised regarding the condition of the trail by the Sugarland Parkway entrance. This problem has been fixed. Sandy Bronson reported there is still a pile of gravel by the Sugarland pond. This will be looked into.

**Ponds** - Rick Wagner reported all his goals were met. There were 2 pond improvement days - May 10<sup>th</sup> and October 4<sup>th</sup>; the Valley View Pond dam leak was repaired; he began an eradication program of the water lilies in the Weather Station Pond and the ponds have been stocked with bluegill. He thanked all the people who helped with both of the work days.

**Special Events Committee** - Marijo O'Malley reported the Christmas house decorating contest will be held on 12/19. She also reported she has a garage sale sign if the association decides to have a garage sale.

**ARB Committee** - Tina reported for Mark Miller - 2 projects were presented to the ARB and were approved. Questions were raised on the steps to be taken to get approval from the ARB. Phone numbers for the ARB members are on the website SEHOA.com.

**Welcoming Committee** - Nina Brown stated she has been delivering welcome books to new homeowners as she receives their names. Betty Lynn Ward gave her another list of new homeowners.

**Newsletter** - nothing to report

**Shelter House** - nothing to report

**Nominating Committee** - Betty Lynn said there are only 2 members on the committee and they still need another person. Also there is an opening for a grounds committee chairman. Please contact the Nominating Committee if you are interested.

**Old Business -**

1. Tom Livingston thanked Dave Hamilton for following up with Infinity regarding the weed eating around the Sugarland pond.

**New Business -**

1. Suggested having a frequently asked questions on the website.
2. Elections
  - A. It was moved by Betty Lynn Ward and seconded by Brenda Wilson to have Tina Myers stay as secretary. Motion carried.
  - B. It was moved by Betty Lynn Ward and seconded by Steve Wilson to have Jay Walters stay as President. Motion carried.

3. Steve Wilson reminded residents the City Wide Clean Up day is November 16<sup>th</sup>.
4. Weather Station Pond – there are holes in the dam. After discussion it was moved by Lew Pinkley and seconded by Steve Sproul to table any decision on this item until the March homeowners meeting at which time more information will be available. Motion carried. A temporary fix will be to lower the water level at the pond.
5. Rick Wagner would like to see Pond Improvement days next year changed to Sugarland Improvement days. The homeowners were in favor of this.
6. A homeowner said the roses at the Sugarland Drive entrance have rosette disease. This will be investigated.
7. A homeowner volunteered to paint the Canyon Drive entrance sign.
8. A question was raised regarding the association's stand on unkempt property. Jay said the city should handle codes violations. You need to contact the city. The board does not police the area. If a homeowner has a complaint that falls under the Sugarland Estates Covenants, by-laws or policies, they must fill out the complaint form which is located in Policy #4 on the HOA website SEHOA.com.

Meeting adjourned at 8:10 p.m.

Tina Myers

**Sugarland Estate Home Owners Association  
Treasurer's Report  
August 31 through January 31, 2015**

**Dues Notices**

Checking account balance as of Aug 31, 2014	99,762.64
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**Homeowner Association dues notices**

Income:	
Membership Dues and Fines Received	3,477.48
Donations	0.00
Total Income:	3,477.48

**will go out June 1<sup>st</sup>. They are due**

Expenses:	
Administrative Costs (Postage, Facility Rental)	4,311.44
Grounds Maintenance	9,530.86
Ponds Maintenance	785.22
Trail Maintenance	0.00
Hospitality Expense	538.11
Income Taxes	0.00
Professional Fees	3,877.18
Utilities	256.76
Total Expenses:	19,299.57

**July 1<sup>st</sup>. If by some chance yours**

**gets lost in the mail - the dog ate**

**it - or you spilled coffee on it,**

**you can contact Katie Griffin at**

Checking Account Balance, January 31	83,940.55
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**Meridian LLC to get a new and/or**

Money Market Account Balance, August 31	30,180.25
Interest Income	50.48
Money Market Account Balance, January 31	30,230.73

**replacement bill.**

Needed:

Grounds Committee chair - The grounds committee shall be responsible for soliciting contracts for mowing, tree trimming and tree removal from the common areas and oversee all work done. They shall oversee maintenance of the walking trails, shelter house and common areas. They will communicate with residents about planned improvements in the common areas. The grounds committee shall keep the Board informed of their plans. If you would like more information or would like to volunteer for this, please contact any board member listed in this newsletter. We already have a mowing company and tree removal company in place. All you need to do is oversee the work.



### Another Success for our Christmas Lighting Contest last December

Thanks go out from your neighbors to all of you who participated in helping "light up" Sugarland during the holidays. Winners of the lighting contest were:

1<sup>st</sup> place: 504 Sugarland Dr.; 2<sup>nd</sup> place: 1404 Whispering Ridge;  
and 3<sup>rd</sup> place: 1913 Hidden Valley.

### Welcoming Committee Busy

If you are new to our area and have yet to receive a Welcome Book, please contact committee members listed in the *Residents Serving You Box* in this newsletter. And, if you are moving in the near future, it would be appreciated if you would leave your Welcome Book with a committee member before leaving.

### Committee Members Needed

Remember, it is folks just like you that help keep our homeowners organization going. If you would be willing to serve on any of the committees, please contact the Nominating Committee. Your help will be appreciated.

RESIDENTS SERVING YOU THIS TERM

President	Jay Walters	816-507-2776
Vice-President	Robert Hastings	816-456-7478
Treasurer	Sue Pinkley	816-540-2068
Secretary	Tina Myers	816-540-3930

IT'S TIME FOR OUR  
SEHOA GENERAL MEETING  
Thursday, March 5<sup>th</sup> -- 7:00 p.m.  
at the Community Bldg. at the  
Fairgrounds west of town on  
Hwy 58

SUGARLAND SENTINEL  
Sugarland Estates Homeowners Association  
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