



# SUGARLAND SENTINEL

Volume 43 Issue 2 A PUBLICATION OF THE SUGARLAND ESTATES HOMEOWNERS ASSOCIATION [www.sehoa.com](http://www.sehoa.com) June 2026

Hello neighbors! I'd like to first and foremost make note of our upcoming HOA meeting. Historically, these have been held on the first Thursday in the months of March, June, and October. However, our next meeting has been changed to Wednesday, June 3rd at 7:00pm. We will convene in the lower level of the Pleasant Hill Memorial Building located at 212 Cedar Street. I'd also like to take this time to express the importance of attending these meetings. Not only does it give you the opportunity to meet and chat with some of your neighbors, but it also gives you a chance to stay in the know of happenings around the neighborhood, and/or bring forth any concerns/comments. Who knows, you might even end up volunteering yourself and your brother for a new committee position, right Rob and Troy? I would like to point out that all of the HOA board and committee positions are volunteer based, and many of us do not patrol the neighborhood on a daily, weekly, or even monthly basis. The majority of our information comes from you, the homeowners. With that being said, I'd also like to mention the complaint procedure and increased fine amounts regarding Policy 4. If you'd like to submit a complaint, you can find a copy of the form on our website under the "Covenants, Bylaws & Forms" tab. You would then select "Policy 4" to print and fill out the "Violation/Complaint" form. Our new Vice President, Tyler, has been doing an amazing job following through with said complaints. I would also like to point out that our number one violation thus far has been against Article IX, Section 19 of the Covenants; the parking of boats or similar watercrafts, trailers, campers, vehicles over 1 ton, commercial vehicles, unlicensed or inoperable vehicles are not permitted. I do understand that as we approach summer, many of you will occasionally park your boat or camper in preparation for weekend fun so please make yourself familiar with the exact verbiage. If you are new to the neighborhood and have not yet received a hard copy of our welcome book please reach out to the welcoming committee or come grab one at the meeting. A digital copy of the Covenants and Bylaws can always be found on our website ([www.SEHOA.com](http://www.SEHOA.com)). At this time the board has also decided to increase fine amounts for such violations in regards to Policy 4. Starting July 1, 2026 the new amounts will be as follows: Initial violation letter fine increased to \$100; weekly violation amount of \$50 imposed every 7 days; when your account reaches \$250 it will be turned over to the lawyer for a lien; and if/when your account reaches \$750 a lawsuit will be initiated. I'd like to hope that we never have to get to that point though. I know many of us just love living in our beautiful neighborhood, and do what we can to help preserve its integrity. Speaking of, our newest groundskeeping members have hit the ground running and are doing an amazing job so far! Their contact information has also been added to the website should you need their assistance. Also, I want to thank each of you for allowing me this opportunity to serve you thus far, but I'd like to start planting the bug now for anyone who may be interested. In October the president and treasury seats are open for election. You can reach out to any current board member for what all that may entail, and again I would suggest attending the upcoming meeting to get caught up on current happenings. I look forward to seeing you there and hope everyone has an amazing summer!!

## Sugarland Estates Homeowner's Association Meeting Agenda

Thursday, March 5th, 2026

The meeting was called to order at 7:01 PM.

Secretary –

Treasurer – The bank balances are \$ 55,346.26 in checking and \$ 39,690.51 in the emergency account.

Committee Chairs:

1. Grounds: Need to follow up with getting bids for gravel trail repairs- still waiting on bids for the gravel

Mowing – Rob Harris and Troy Harris volunteered to be on the ground committee they are going to work on preparing the scope of work and getting bids

2. Ponds: Big Rock at Big Pond on Sugarland they will be able to get the rock out, will need to repair the drainage before replacing the rock

Lily Pad Pond – can treat with digging out and treatment \$9,100 initial cost, with \$2,785 for follow up chemical treatment. This will need to be done before it reblooms

Discussion on the benefits of draining pond and filling in – Candy will look into the cost of draining, filling and taking out the dam

Motion to take pond out to be voted on at next meeting – motion seconded – Unanimous vote

3. Special Events: Spring Event

4. ARB Committee: Spring projects please do not forget to fill out ARB form, we have residents that are not getting approval from the ARB.

5. Welcoming Committee: Marcia has addresses and will get to Tina

6. Newsletter Committee: New postcard with digital newsletter online

7. Website Committee: Looks good

8. Shelter House Committee: There have been several requests to use the shelter house, please

remember to leave it as you found it - American Girl Troop repainted benches and potty partition

9. Nominating Committee: Need new members

New Business:

-Updated fines - first warn \$75.00, with a weekly amount of \$30.00

- HOA dues will be going up -\$5.00 - \$10.00

- Welcome to Tyler Sanford as our new Vice President

- Reminder no motorized vehicles on the trails

- Mark Crane introduced himself and is running for City Council, Member at Large

**Sugarland Estate Home Owners Association  
Treasurer's Report  
February 1, 2026 - May 15, 2026**

Checking account balance as of January 31, 2026	\$ 55,346.26
<b>Income:</b>	
Membership Dues & Fees Received	\$ 2,395.88
Late Fees	\$ 2,354.52
Legal Fees	\$ -
<b>Total Income:</b>	<b>\$ 4,750.40</b>
<b>Expenses:</b>	
Administrative Costs (Postage, Facility Rental, Etc.)	\$ 759.90
Grounds Maintenance	\$ 500.00
Signs Maintenance	\$ -
Repairs (Trail & Bridge)	\$ -
Hospitality Expense	\$ -
Income Taxes	\$ -
Professional Fees	\$ 1,061.00
Utilities	\$ 216.43
Transfer to Money Market	\$ -
<b>Total Expenses:</b>	<b>\$ 2,527.33</b>
Checking Account Balance: May 15, 2026	\$ 57,559.33
Money Market Account Balance: January 31, 2026	\$ 39,690.51
Deposits from/to Checking	\$ -
Interest Income	\$ 205.17
Money Market Account Balance: May 15, 2026	\$ 39,895.68

Please note that dues for the 2026/2027 fiscal year are now \$200. There is currently over \$8,000 in outstanding dues from years prior. If you would like to be considered for a payment plan to stop late fees from reoccurring, please reach out to Meridian Tax (816)987-2393. These dues not only help us to pay for our regular operating expenses, but also help us to budget for upcoming projects.

### RESIDENTS SERVING YOU

President	Michelle McCluer	816-548-7499	sugarlandestateshoa_president@yahoo.com
Vice-President	Tyler Sanford	816-332-0180	suagarlandestatesHOA_VP@yahoo.com
Treasure	Melinda Gillmann	816-876-7011	sugarlandestateshoa_treasurer@yahoo.com
Secretary	Kim Meyer	573-291-0317	
Homeowners Due	Meridian LLC	816-987-2393	
Mowing & Grounds	Rob Harris	408-390-3078	SugarlandEstatesHOA_grounds@yahoo.com
	Troy Harris	816-215-5854	
	Jay Walters	816-507-2776	
Pond Maintenance	Candy Edwards	816-210-8573	sugarlandestateshoa_ponds@yahoo.com
Architectural Review	Chris McGinnis	816-645-3393	sugarlandestateshoa_arbchris@yahoo.com
	Steve Wilson	816-260-0625	
	RD McCluer	816-944-6698	
	Don Alumbaugh	816-898-0247	
Shelter House	Marcia McGinnis	816-803-0824	sugarlandestateshoa_shelterhouse@yahoo.com
Welcoming	Nancy Donovan	816-215-8681	
	Tina Myers	816-668-9846	
Special Events	Justine Sorensen	605-670-7892	sugarlandestateshoa_events@yahoo.com
Newsletter	Marcia McGinnis	816-803-0824	sugarlandestateshoa_newsletter@yahoo.com
Nominating committee			
Website Committee	Matt Gillmann	847-271-4195	sugarlandhoa.mo@gmail.com

## Spring / Summer Event

We had a super successful Spring / Summer event on May 17<sup>TH</sup>!

Thank you to everyone who came and made this event so fun!

- face painting
- bounce house
- yard games
- And our biggest hit - The Bubble Man!





Stay tuned for our June family movie night



June 12<sup>th</sup> will be our family movie night. popcorn, movie, popsicles provided 8pm  
Bring your own chairs/ blankets/ drinks NO PETS please

And then 4<sup>th</sup> of July parade...

deck out your kids/selves/bikes/scooters/strollers/etc. and we will march at 10am around the main pond at the entrance of Sugarland



## Welcome our newest grounds committee

My name is Rob Harris. My brother Troy Harris and I grew up in Independence Missouri. I lived and raised my family in San Jose California. My wife and I moved to Sugarland in 2019 to be closer to my family. Troy raised his family in Odessa Missouri. He along with his wife recently moved to Sugarland. Our mother also lives in the Sugarland area.

The last HOA meeting I volunteered myself and Troy to help on the Grounds Committie. Troy and I look forward to working with the residents of Sugarland in the future. Of course I volunteered Troy as the lead

### A message from our ARB ...

This is a friendly reminder from the Architectural Review Board (ARB) to please submit an ARB request form before starting any exterior modifications or improvements to your property. This includes, but is not limited to, paint changes, sheds, roofing, fencing, landscaping projects, additions, and other exterior alterations.

Submitting a request helps ensure that all improvements remain in compliance with community guidelines and helps maintain the appearance and value of our neighborhood. ARB request forms can be found on the community website.

Please bear with me as I do work out of town frequently. I will review all submitted requests and get back to you as soon as possible. Your patience and cooperation are greatly appreciated.

Thank you for helping keep our community looking its best.

Sincerely,  
Chris McGinnis/Architectural Review Board