



The Common Thread

"The Voice of Sugar Ridge Commons"

SECURITY ALERT!

Beginning August 25, the doors to the restrooms at the pool will be locked by the pool committee member around closing or earlier if no one is there. An incident occurred on Sunday night when a vagrant woman was found in the ladies restroom around 8:30 p.m. She was sitting on the bench in the dressing room in the dark, apparently trying to put on more clothing. The woman was escorted out of the neighborhood by the committee member, and we are concerned as she was not forthcoming with her reasons why she was there. If anyone has any information about this person, please let John Townsend or Jim Sutton know immediately.

PLEASE ALWAYS BE COGNIZANT OF WHAT IS GOING ON AROUND YOU AND THE NEIGHBORHOOD, ESPECIALLY AFTER DARK.

NOTICED A LITTLE COOLER WEATHER IN OUR NECK OF THE WOODS LATELY? Well, here comes September already and the weather is slightly cooler and leaves on some of our trees have already begun to fall. September 1 is Labor Day and a Federal Holiday. And now September 7 is Grandparent's Day, oops, I didn't know about this one! And by the way, September 15 is the last day for swimming at the pool as it closes for the season then. And on September 22, we welcome the start of Fall. September 28 has been designated "Gold Star Mother's Day."

NOTICE OF BOARD MEETING: The next regular meeting of the HOA Board will be held on **Monday, September 8, 2025**. This meeting will be held at Unity Presbyterian Church, located at 750 Rainbow Lake Road, and will begin at 7:00 p.m.

AND OUR ANNUAL MEETING OF THE HOMEOWNERS' ASSOCIATION: will be held on November 15 beginning at 1:00 p.m. at Unity Presbyterian Church, located on Rainbow Lake Road. The meeting will be held in the sanctuary of the Church. (Third Announcement)

UPDATE ON STREET LIGHTS / DUKE ENERGY: If you have a streetlight at the edge of your property and it is covered with tree limbs (branches) and shielding the light, please take immediate steps to ensure that the light is not blocked from providing coverage. Please have the tree removed. Lights are for security, safety and ambience.

AND WITH FALL APPROACHING: Now is a great time for everyone to check their property for overgrown shrubbery, trees and lawns. Some lawns are infested with crab grass and if not treated, **property owners will have to have Bermuda sod installed**. Please trim back shrubs as they date the neighborhood quite rapidly. At the same time, please check your roof, as some roofs are approaching the end of their useful lives and may need replacing. (Keep in mind that if you are replacing your roof, you must use the shingles described in our Covenants: Owens Corning, Oakridge AR, onyx black). Every property owner should want this neighborhood to remain the best in Spartanburg County and should want our real estate values to continue to rise.

UPDATE ON SWIMMING POOL: Please note that the swimming pool will be closed for the season on Monday, September 15. We appreciate everyone's cooperation in helping to keep the pool clean and tidy for the past four months. And mostly, we hope everyone enjoyed the time they were able to spend at the pool.

SUGAR RIDGE COMMONS' WEBSITE: Our website, www.srchoa.org continues to have multiple visits. Check it out to read and print copies of the Covenants, the By-Laws, policy statements, the monthly newsletter, as well as other information. You can also print forms for any modifications to your property you may be planning to have done.

VOLUNTEERS ARE STILL NEEDED: We still need neighbors to volunteer to become an HOA Board member for 2026. If you would like to serve on the Homeowners' Association Board of Directors, please send your name to Jim Sutton, Don Miller or John Townsend. Board members will be voted on at the Annual Meeting on November 15, 2025.

September 2025 Newsletter – SRC Webpage www.srchoa.org

Current Board Members:

Jim Sutton (Pres); John Townsend (Vice Pres)
Don Miller (Secretary/Treasurer);
Members: Lino Rosales, Rick Hahnenberg and Alex Kishka

Newsletter Editor:

Linda McPeters – 718 W. Golden View Ln
(864) 542-6693 -- lmcpeters80@gmail.com
Need your news by the end of the month

MONTHLY REMINDERS!

MODIFICATIONS TO PROPERTY: Remember that **any** improvement to residential property including landscape changes must be submitted on a "Modification to Existing Property" form, found on our website at www.srchoa.org. Completed forms must be sent to Jim Sutton, 251 Apple Branch Lane. Jim's phone number is 803-413-8075.

MAILBOX/POST REPAIRS/REPLACEMENT: Please note that if your mailbox or posts need repair or replacement, you will need to call: **Elite Signs, 2573 E. Phillips Road, Greer, SC 29650. The telephone number is: 864-801-0022**

Several mailbox posts in the neighborhood need to be painted as they are turning black. Please look at your post and if it needs painting, please do so now. Compliance letters will address this issue next month!

AMOUNTS DUE THE HOA – CHECK YOUR ACCOUNT: Several residents here in the neighborhood are behind in paying their monthly HOA dues. All residents should check their accounts with the HOA periodically to pay any late fees or interest charges that may have accrued on your account. Each month that these charges are not paid, they incur additional interest. **Liens or Magistrates Court is an option for non-payers of regime fees!** Please check routinely to stay current!

CHANGE OF ADDRESS FOR OUR PROPERTY MANAGEMENT COMPANY: Our property management company has had to move from 301 N. Pine Street to a new location due to the building they were leasing was contaminated with black mold. The new office/address for our manager is:

HOA Management Services, LLC
1218 John B White Sr Blvd, Suite F
Spartanburg, SC 29306
Telephone: 864-553-4056

Attn: Mr. Simon Kaye

(Be sure bank checks and personal checks are made payable to: Sugar Ridge Commons at Applewood, at the address above.). Be aware that your check **MUST** contain your home address. **We encourage the use of Bank Draft (ACH) monthly in order to mitigate the slow delivery of our mail.** Our Property Manager reports that it now takes 7 -10 days to receive checks for monthly dues. Also, there have been cases of lost mail and longer delivery times than that shown above.

"Men's Breakfast Club"



The **Men's Breakfast Club** meets the **first Wednesday** of each month for breakfast and fellowship at **8:30 a.m.** at **The Grapevine Restaurant**, located at 1926 Boiling Springs Rd, Boiling Springs, SC. All SRC men are invited to attend.

"Ladies Lunch Bunch"



The **September Ladies Luncheon** will be held on **Wednesday, September 17**, at 11:30 a.m. at **Bowen's Landing**. The restaurant is located at 8681 Highway 9, Inman, SC. Hostesses for September are Martha Hasty and Georgie McAbee (864-680-6780). All ladies are welcome! We hope you can join us!



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