



# The Common Thread

## "The Voice of Sugar Ridge Commons"

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**HAPPY NEW YEAR!** As another year fades and a new one is welcomed, many people choose to open the door at midnight to sweep out the old year and welcome in the new year! Whether you observe this old tradition is up to you, but from the Board, we wish you a safe and prosperous new year. May your health be good, and your troubles be few! We observe January 20 as Martin Luther King, Jr. Day and this year it will also be inauguration day for the 47<sup>th</sup> President of the United States, Donald J. Trump.

**SECURITY REMINDER:** We would like to urge all residents to please keep your vehicles in the garage. In the past, vandals have come through the neighborhood and broken into vehicles parked in the driveways on at last known, two separate occasions. Know your neighbor and commit to watching out for their property if they happen to be going out of town. And please, turn on lights to help identity would be robbers or vandals. Remember, lighting is one of the best deterrents we can use to improve our security.



**NOTICE OF BOARD MEETING:** The next regular meeting of the HOA Board will be held on **January 13, 2025**. The meeting will be held at Unity Presbyterian Church located at 750 Rainbow Lake Road and will begin at 7:00 p.m. Please make a note of this meeting on your calendars and plan to attend. The Board welcomes all neighbors!

**2025 ASSOCIATION DIRECTORIES:** The 2025 Residential Directories for our neighborhood have been distributed now and we remind you there is important information in the very front of the books. The Board of Directors would like to thank Ms. Carole Rowell for her hard work in maintaining our directories as well as arranging to get them designed, printed, and then delivered. Thanks, Carole for your hard work! We all appreciate it.



**REMINDER ON WHAT GOES UP HAS TO COME DOWN:** We will need volunteers to help remove the Christmas decorations on Saturday, January 4, 2025, beginning at 10:00 a.m. weather permitting. In case of inclement weather, decorations will come down on Saturday, January 11 at 10:00 a.m.

**COMPLIANCE REVIEW AND LETTERS:** As we have mentioned in our prior newsletters, the Board's compliance review will be conducted in early to mid-February. This review will focus on mailbox repair and painting and also on overgrown shrubbery that has grown past the gutters (not ornamental trees), plus any other item that may need your attention. As the days now are beginning to get longer, please take the opportunity to have any of your items taken care of prior to the review. Let's get our neighborhood all cleaned up for Spring!

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January 2025 Newsletter – SRC Webpage [www.srchoa.org](http://www.srchoa.org)

### Current Board Members:

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

### Newsletter Editor:

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

**PAYMENT OF REGIME FEES:** Remember that beginning on January 1, 2025, late payment fees of \$5.00 as well as interest will be charged to your account if dues are not paid on time. January dues must be paid no later than January 31 to avoid late fees and interest. **Dues are \$120.00 per month or \$1,440.00 for the year. And remember to set up your personal account on CINC as each resident must have an account with the Property Management Company.**

**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

(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.

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



**WELCOME NEW NEIGHBORS:** The Association and residents welcome the following new neighbors who have moved into our neighborhood fairly recently:

**Frank and Dawn Roberts**, have moved into 252 Apple Branch Lane  
**Rauld (Hap) and Teresa Penland**, have moved into 264 Apple Branch Lane  
**Floyd and Pamela Turner**, have moved into 492 Cider Park Drive

Remember that all Association documents, *i.e.* Covenants, By-Laws, Fine Schedule, policy statements, forms, and monthly newsletters can be found on our website: [www.srchoa.org](http://www.srchoa.org)

**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](http://www.srchoa.org). Completed form must be sent to Jim Sutton, 251 Apple Branch Lane. Jim's phone number is 803-413-8075.

## "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.

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## "Ladies Lunch Bunch"

The Sugar Ridge Ladies Lunch Group met at Bowen's Landing on Wednesday, December 18<sup>th</sup>. We packed 20 bags of items requested by the Mobile Meals program to be delivered to the 20 clients on Route 458, which Carole Rowell delivers to twice a month. For 2025, it was decided that we would continue meeting on the 3<sup>rd</sup> Wednesday of the month at Bowen's Landing at 11:30 a.m. so please mark your calendars! Donna Ivey (864-415-5756) and Carole Rowell (704-516-2312) will be hosting the January 15<sup>th</sup> lunch. The restaurant is located at 8681 Highway 9, Inman, SC. We hope you can join us!



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