

Sugar Creek

JUNE 2023 HOME ASSOCIATION

SUGAR CREEK COUNTRY CLUB

MONDAY, JULY 3RD 6-10 PM

INDEPENDENCE DAY CELEBRATION

FANTASTIC FIREWORK DISPLAY

DJ ~ FACE PAINTER

BOUNCE HOUSE ~ ROCK WALL

OBSTACLE COURSE ~ WATER SLIDE

FOOD & BEVERAGE STATIONS

NEW SUPER BOUNCER

ACTIVITY BAND REQUIRED

MEMBERS COMPLIMENTARY

NON-MEMBERS \$10

SUGAR CREEK

HOMES ASSOCIATION'S

4TH OF JULY PARADE

LINE UP BEGINS TUESDAY JULY 4TH AT 8:30 AM, AT THE ENTRANCE TO SUGAR CREEK COUNTRY CLUB.

AWARDS WILL BE GIVEN FOR BEST DECORATED BIKE, GOLF CART, WAGON, COSTUME, AND PET!

COME BY & JOIN US

FOR A SNOWCONE



**YARD OF THE MONTH
WINNERS**

MARCH

Jim & Peggy Marsh
1535 Locke Lane



APRIL

Kirk Family
3010 Country Club Blvd



MAY

John & Diana Null
218 Keswick South



HELP WANTED

Our Architectural committee needs more participants. If you are interested and knowledgeable on the Sugar Creeks Architectural Standards, please contact Robin at sugarcreekhomesassn@gmail.com to join.

Searls Pool is OPEN for Summer!

Searls Pool is officially open for the summer! Pool wristbands can be purchased for \$75 (cash or check) at the Association Office.

POOL HOURS

Tuesday/Thursday/Saturday – 11-7 Sunday – 12-8
Wednesday/Friday – 11-8 Monday - CLOSED



Children 11 and under must be accompanied by an adult or guardian. Lifeguards are on duty but please remember they are not babysitters.

UPCOMING EVENTS

Smart Financial Center

- June 25 – George Lopez
- July 2 – Rupaul’s Drag Race
- July 22 – Houston Symphony: Harry Potter
- Aug 25 – Kidz Bop Live

Sugar Land Town Center

- Every Friday – Free Fitness in the Plaza
- 9am-10am – Boot Camp
- 10am-11am – Zumba

Stafford Centre

- Oct 28 – My One & Only

Sugar Land Events

- Saturdays 9am-1pm – Farmers Market at Imperial

Fun for the Kids

- Bluey’s Big Play – Wortham Center July 29 & 30
- Thursdays 5-8 pm – Houston Children’s Museum’s Free Family Night

MARKET WATCH – YEAR-TO-DATE

Neighborhood	Year	Homes Sold
Sugar Creek	2022	48
Sugar Creek	2023	35

WHY SELL THIS SUMMER?



- Motivated buyers, increased housing demand
- Convenient time to move when kids are out of school
- Might benefit from increased market values, since prices can be inflated during summer
- Improved curb appeal, greener lawn, flowers in bloom
- Longer days for more daylight showings

Sugar Creek Market Update



Active Listings
10



Closed Sales
22



Pending Sales
9



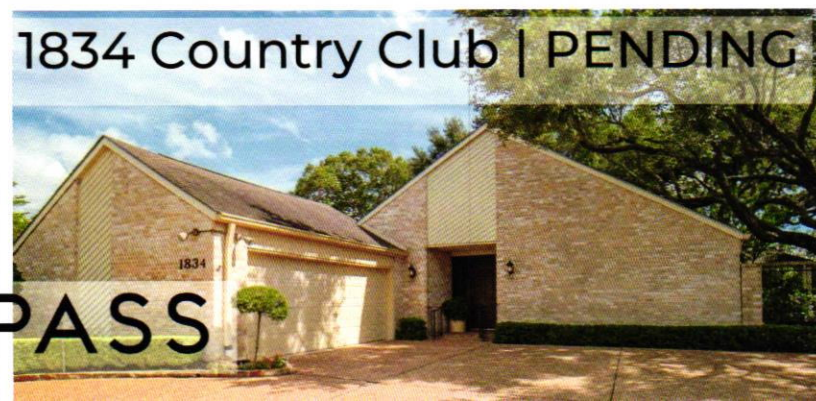
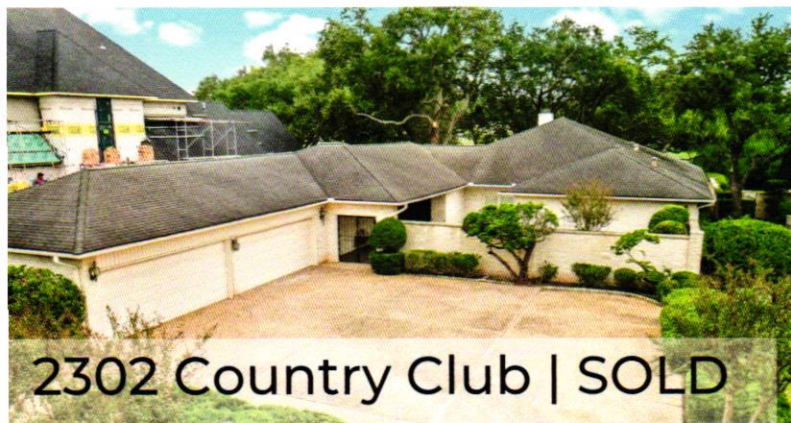
Med Days on Market
31



Avg Sales Price
\$506,896



Sugar Creek Market Activity



COMPASS

Shed and Shred Event – A Big Success!

To celebrate Earth Day 2023, Sugar Creek residents shed almost 6,000 pounds of unwanted items, and shredded a mountain of unneeded documents. Smiles were contagious at our first ever Sugar Creek Homes Association Earth Day Event. A steady stream of residents kept volunteers busy as they dropped off gently used clothing and household items for donation to the East Fort Bend Human Needs Ministry, and documents they wanted Sierra Shredding Company to shred on site. As an added surprise, residents were treated to an ice cream as a thank you for participating.

This event was a peek into your HOA dues at work. Sugar Creek Homes Association funded this event as a service to our residents, using a portion of HOA dues. We, the Board Members and General Manager, take very seriously the prudent and efficient use of the HOA funds. So, we thank you for all the positive feedback we received on this event, and also want to thank all who volunteered to help.



2023 -2024 Garden Club Officers



Pictured left to right: Kathy Luckenbach- Parliamentarian, Sandra Dickey- Corresponding Secretary, Susan Taylor- Recording Secretary, Cindy Jones – Treasurer, Annette Griffith and Diane Parrott -First Co-Vice Presidents (Programs), Shelia Jones - Second Vice President (Membership), Shelley Lamb- President Elect, and Jackie Howard- President.

The Sugar Creek Garden Club welcomes its incoming officers and thanks them for their service! We are on summer break until September, but encourage you to join us this fall! The Garden Club is open to all Sugar Creek residents, green thumb not required! For meeting and membership information, please contact Shelia Jones 713-824-9542. Our first fall meeting will be held on September 21, 2023 at the Sugar Creek Country Club at 9:30 a.m. We would love to have you join us!

Our Center Median Project is complete!



Thanks to Sugar Land's 4B Joint Participation Program.

A/C & HEATING REPAIRS, FREON LEAKS, AND NEW INSTALLATIONS

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- Provide consulting and purchasing advice when needed



Microsoft



Apple

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mark@codemarkfinancial.com

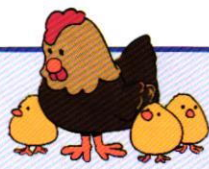


(713) 527-9999
sarah@par3realty.com

ACCOUNT DESCRIPTION	2023 AMOUNT	2022 AMOUNT	INC/(DEC)
INCOME			
Homeowners Assessment Income	\$425,448.88	425,448.88	0.00
CIP Projects from Reserves	\$0.00	154,550.00	-\$154,550.00
Swim Fees	\$3,000.00	3,000.00	\$0.00
Mowing and Other Reimbursements	\$3,000.00	3,000.00	\$0.00
Sale of Mailboxes	\$8,500.00	8,500.00	\$0.00
Transfer Fees	\$15,000.00	14,000.00	\$1,000.00
Late Payment Charges	\$2,500.00	2,800.00	-\$300.00
Interest Income	\$5,000.00	5,000.00	\$0.00
Other Membership Income	\$1,000.00	1,000.00	\$0.00
Newsletter/Tel Dir Ad	\$8,000.00	8,000.00	\$0.00
Yard Maintenance	\$154,000.00	154,000.00	\$0.00
Donations and Sponsors	\$2,500.00	0.00	\$2,500.00
Community Service Fee	\$594,300.00	439,750.00	\$154,550.00
Reserve Areas A & B	\$11,908.00	11,908.00	\$0.00
Lake Maintenance	\$8,000.00	8,000.00	\$0.00
Legal Expense Recovered	\$4,000.00	4,000.00	\$0.00
Total Income	\$1,246,156.88	1,242,956.88	\$3,200.00
EXPENSES			
MAINTENANCE			
Auto Expense	2,000.00	5,000.00	-\$3,000.00
Mowing	222,165.00	222,165.00	\$0.00
Minor Repair	86,536.68	95,520.00	-\$8,983.32
Supplies - Maintenance	7,500.00	10,500.00	-\$3,000.00
Repairs - Maintenance	75,000.00	75,000.00	\$0.00
Salaries & Wages	58,796.98	78,765.00	-\$19,968.02
Oasis - Taxes and Benefits	6,000.00	9,505.00	-\$3,505.00
Front Entrance - maintenance	9,500.00	8,000.00	\$1,500.00
Water - Irrigation/Sprinkler	63,500.00	49,500.00	\$14,000.00
Reserve - Lake Jane Long	8,000.00	8,000.00	\$0.00
Reserve Spending/Major Repair	134,456.16	154,500.00	-\$20,043.84
Total Maintenance	673,454.82	716,455.00	-\$43,000.18
SEARLS PARK			
Pool Chemicals	\$8,000.00	6,600.00	\$1,400.00
Repairs and Maintenance	\$7,000.00	2,400.00	\$4,600.00
Salaries and Wages	\$12,000.00	12,000.00	\$0.00
Oasis Taxes and Benefits	\$3,300.00	3,300.00	\$0.00
Telephone	\$1,848.00	450.00	\$1,398.00
Utilities - Water	\$2,000.00	1,100.00	\$900.00
Utilities - Electricity	\$3,800.00	3,800.00	\$0.00
Major Repairs	\$3,000.00	9,500.00	-\$6,500.00
Total Searls Park	\$40,948.00	39,150.00	\$1,798.00

ACCOUNT DESCRIPTION	2023 AMOUNT	2022 AMOUNT	INC/(DEC)
SAFETY DIVISION			
Courtesy Patrol	72,992.72	72,992.72	\$0.00
Contract Services UCC	53,165.00	53,165.00	\$0.00
Depreciation - Patrol Car	5,387.28	5,387.28	\$0.00
Insurance	3,450.00	3,450.00	\$0.00
Office Supplies & Expense	3,000.00	3,000.00	\$0.00
Repairs and Maintenance	2,000.00	2,000.00	\$0.00
Salaries and Wages - Guard House	56,160.00	61,487.00	-\$5,327.00
Oasis Taxes and Benefits	12,000.00	8,159.00	\$3,841.00
Telephone	6,500.00	7,000.00	-\$500.00
Uniforms	500.00	1,000.00	-\$500.00
Utilities - Electricity	10,000.00	10,000.00	\$0.00
Total Safety Division	225,155.00	227,641.00	-\$2,486.00
ADMINISTRATIVE			
Accounting Services	4,000.00	34,900.00	-\$30,900.00
Auto Expense	7,200.00	7,200.00	\$0.00
Data Processing	2,500.00	2,500.00	\$0.00
Depreciation	756.00	0.00	\$756.00
Dues and Subscriptions	1,200.00	1,200.00	\$0.00
Insurance	26,750.00	26,750.00	\$0.00
Legal Fees	12,000.00	12,000.00	\$0.00
Meeting Expenses	2,000.00	2,000.00	\$0.00
Office Supplies	5,000.00	5,000.00	\$0.00
Printing	8,000.00	7,000.00	\$1,000.00
Public Relations	15,000.00	7,000.00	\$8,000.00
Rent	23,662.00	23,662.00	\$0.00
Repairs and Maintenance	1,000.00	1,000.00	\$0.00
Salaries & Wages	110,131.06	103,165.00	\$6,966.06
Oasis - Taxes and Benefits	18,000.00	15,784.00	\$2,216.00
Taxes - Ad Valorem	2,000.00	2,000.00	\$0.00
Telephone	5,400.00	5,400.00	\$0.00
Website	5,000.00	0.00	\$5,000.00
Postage	7,000.00	7,000.00	\$0.00
Total Administrative	256,599.06	263,561.00	-\$6,961.94
Total Expenses	1,196,156.88	1,246,807.00	-50,650.12
Net Income/Loss	50,000.00	-3,850.12	

"Fowl" Play



Recently, raising chickens in your backyard has become trendy. With the rising costs of eggs and baby chicks being fairly inexpensive, people in suburbia are trading their patios for chicken coops. But don't be so quick to jump on the naturalist wagon. Sugar Creek's deed restrictions specifically address poultry, as well as livestock. "No animals, livestock, or poultry of any kind, shall be raised, bred, kept, staked or pastured on any lot, except that not more than a total of (3) dogs, cats or other household pets may be kept, provided they are not kept, bred, or maintained for any commercial purposes." It is the purpose of the Association to abide by and govern the rules put into place by the developers. You agree to abide by these rules when you sign closing documents on your home. The Association works hard to enforce these deed restrictions. If you are considering raising chickens, don't. If you currently have chickens, please make other arrangements for their housing. Sugar Creek does not allow poultry of any kind in the neighborhood.

BUDGET

The Association's budget posted in our last newsletter had some layout issues. We have included a budget insert in this issue with budget lines aligned correctly. If you have any questions or comments, please contact the Association office at 281.491.8977.

EBLAST PROGRAM

To sign up for our Eblast please visit our website at: WWW.SUGARCREEKHOMES.ORG

The Association uses this program to send out emails to our residents containing important Sugar Creek information regarding current events, activities, or news updates. The Eblast is not used to advertise. Signing up for the Eblast system is easy and free.

SIGNS

Sugar Creek's deed restrictions state that signs are not allowed in the subdivision. Only For Sale signs and political signs during an election are acceptable. All other signs are in violation. Your homes and lawns are beautiful and should not be cluttered with tacky signs.

Safety Reminders

- ❖ Walk against traffic and wear bright color clothes. A reflector or small light is suggested if it's dark.
- ❖ We have coyotes in the neighborhood. Please keep small animals inside or on a short leash.
- ❖ Summer is vacation time. Please utilize your HOA's House Watch Program.
- ❖ Make sure your backyard pool is secure. Home pool drownings are the leading cause of unintentional injury-related death for children.
- ❖ It is recommended to wear a daily sunblock for any outdoor activities.
- ❖ The concrete gets hot in the summer and your fur babies' paw pads can get burned. Try to keep them in the grass.

House Watch Program

Sugar Creek Homes Association offers a House Watch Program. The program is provided as a means of having a residence checked periodically by our Sugar Creek Security Officers when the homeowner is away on vacation or an extended weekend. House Watch Program form is located on our website www.sugarcreekhomes.org. Please turn it in to the Information Center (281.494.1112) to be added to our list. The program is intended to be a deterrent and is a good crime prevention tool. Please remember that this program is for occupied homes only and cannot be used for residence that are on the market and being shown by real estate agents.



A HEARTY WELCOME TO OUR NEW NEIGHBORS!

- ❖ Steve Hettick & Ada Silva
22 Tiffany Sq.
- ❖ William Pham
1543 Locke Ln.
- ❖ Waqas & Shumaila Ahmed
23 Burnham Cir.
- ❖ Robert Smith & Peggy Ackard
9 Burnham Cir.
- ❖ Richard & Joann Zapalac
1930 Country Club Blvd.
- ❖ Ling Zhou
26 Bendwood Dr.
- ❖ Reid & Allegra Lezak
24 Bendwood Dr.
- ❖ Mary & Vern Mills
214 Buckingham Pl.
- ❖ Anne Britton
3115 Ann Arbor Ct.
- ❖ Kyle Papso
2819 Fairway Dr.
- ❖ Adriana Martinez & Harrison
Barnard
1806 Lakebend Dr.
- ❖ Fabiano Souza & Jessica
Lomelin
3119 Broadmoor Dr.
- ❖ Robert McGhee & Joyce
Janak
2302 Country Club Blvd.
- ❖ Anthony & Amanda Sinegal
60 Longview Dr.
- ❖ Thomas Heinly
3107 Groveshire Ct.



Stafford Update, by Cecil Willis, Mayor of Stafford

The year is almost half over. Where has the time gone? When the City reaches the midpoint of the year, it goes into full budget preparation mode. Both the City and SMSD are presently engaged in the budget process. The first joint meeting for the bodies will be in June. If you will allow me to express a personal opinion, public schools in Texas are under attack due to the State of Texas not adequately addressing funding. Every district that I am aware of is presently struggling to make ends meet. Stay tuned for updates.

After the May election, the city has three new members on City Council They are Virginia Rosas, Chris Caldwell, and Tim Wood. Xavier Herrera was re-elected to his council position. I wish to congratulate each of these individuals and look forward to working with them to help Stafford move forward and prosper. I also welcome and congratulate Jaqueline Jean-Baptiste to her reelection as SMSD trustee and newly elected trustee to the SMSD Board, Adam Sanchez. Together, the City Council and SMSD Board will continue to move the district forward as it accomplishes even more amazing things in the future.

In June, we hope to award the annual contract for street maintenance. The top two categories for ranking location are structural failure and impending failure. We will then move to other areas. I will let you know the areas in Sugar Creek that meet the criteria regarding the contract.

In the past two months, our sales tax receipts have exceeded the prior year. Hopefully, this trend will continue for the remainder of our fiscal year. We have experienced a sluggish start to the year, however, it is my hope this recent trend upward will continue.

Please continue to shop locally whenever you can. There are several new enterprises popping up citywide.

Also, I encourage you to please take the opportunity to view an event at the Stafford Centre. Check out upcoming attractions at www.staffordcentre.com

I welcome your continued communication with your suggestions and input. Please feel free to reach out to me at Mayor@staffordtx.gov or (281)261-3900.

Red, White and Boom!

Tuesday, July 4, 2023, 5-9 pm at The Crown Festival Park at Sugar Land. 18355 Southwest Freeway, 77479

Sugar Land will be celebrating America's Independence Day. This free festival offers plenty of fun including an incredible fireworks display, music, food, vendors, and more.

Plan for an evening full of patriotic family fun and activities for all ages coupled with great food and a variety of music! Entertainment and activities will include photo opportunities, vendor booths, and a main stage area featuring a variety of talent. The event will conclude with a dazzling fireworks display.

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FREE ESTIMATES & REFERENCES

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MARKET

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Creek

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Our Market is a Good market *slightly* favoring sellers
Main reasons: Desirable location, Lifestyle and Value.

Thank you Friends, Neighbors and Clients

***Because of you we were #1 in Sugar Creek
First Quarter 2023 in listings sold and buyer's buying!
We work hard and Care about our clients!***

factoid: Word of mouth works, just ask.

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Sugar Creek

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Sugar Creek Homes Association

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281.491.8977