



September 2026

Sugar Creek

Homes Association

Sugar Creek's Annual Fall Picnic

BBQ & BINGO

SCHA is having our annual fall picnic Saturday, October 10th, 4-7pm. This year we will play bingo with fun prizes and we will have Schulze's Bar-B-Que serving dinner.

thank
you

TO OUR SPONSORS:



General Meeting

Tuesday, September 15th, 7:00pm
Sugar Creek Country Club

The Agenda will include:
Sugar Land Waste Changes
Animal Control
Safety Update



Need a New Mailbox?

Regular



Is it time to replace your mailbox? All replacement mailboxes must be purchased through the Association to help maintain a consistent look throughout the neighborhood. Residents may choose from two options: a locking mailbox for \$200 or a regular mailbox for \$220. The price includes removal of your old mailbox and installation of the new one. To order, simply complete the New Mailbox Form, available on our website under the Forms/Documents tab.



Locking



Political Signs

Political signs may be displayed beginning August 5, 2026 (90 days prior to the election) and must be removed no later than November 13, 2026 (10 days following the election). We kindly ask all residents to please follow these guidelines regarding the placement and timely removal of political signs. Thank you for helping keep our community looking its best!

Manager's Corner

Hello, Sugar Creek, Labor Day is behind us, and we're heading into what I consider the best time of year. Cooler temperatures will soon give our lawns a break, while fall decorations begin adding a festive touch throughout Sugar Creek.

As fall begins, please watch for children waiting for school buses. Also, help keep everyone safe by staying off the golf course. It is private property—not a soccer field, dog park, or playground.

Our contractor will soon begin the next phase of pathway improvements along Country Club Boulevard. Through a partnership with the City of Sugar Land's 4B program, the Association is creating attractive esplanades that provide residents with a safe place to walk.

Finally, please remember to RSVP for BBQ and Bingo! We had a wonderful time last year and look forward to gathering with our neighbors again.

Robin Hail



Trash Info

Sugar Land Stafford

Trash Pickup	Tuesday & Friday	Tuesday & Friday
Recycling	Tuesday	Friday
Green Waste	Tuesday	Friday
Bulk Waste	3rd Monday of the month	Tuesday & Friday
Phone #	713.726.7307	281.368.8397

The three holidays that affect collection are Thanksgiving Day, Christmas Day and New Year's Day.

Searls Pool

Searls Pool is closed for the season starting September 8th.



SCAN ME!



BBQ & BINGO



Join us for BBQ & Bingo! RSVP is required to attend. Simply open the camera on your smartphone, point it at the QR code shown here, and tap the link that appears on your screen. It will take you directly to the RSVP form. Need help RSVPing? You can always email KAYLIE.SCHA@GMAIL.COM or call the Association office, and we'll be happy to assist you. We can't wait to see you there!



SCAN HERE

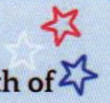
What's Hanging Out in Your Yard

Sugar Creek's deed restrictions require driveways and front porches to remain free of items typically stored in a garage. Please keep bicycles, coolers, golf carts, children's toys, and similar belongings out of view to maintain a neat, well-kept appearance. The Association and your neighbors appreciate your cooperation.





Fourth of July Parade



Sugar Creek was bursting with red, white, and blue as neighbors came together for our annual Fourth of July Parade!

Residents showed off their patriotic spirit with festively decorated golf carts, Fourth of July outfits, and even a few four-legged parade participants! With the fire truck leading the way, our colorful procession made its way through the neighborhood while friends and neighbors came out to enjoy the celebration.

After the parade, everyone cooled off with snow cones, spent some time visiting with neighbors, and gathered for our golf cart decorating awards and trophies.

We absolutely loved seeing so many Sugar Creek residents come out and celebrate with us. The creativity, community spirit, and patriotism on display made the day extra special, and we couldn't be happier with the turnout.

Thank you to everyone who decorated, dressed up, brought their pets, joined the parade, or simply came out to cheer us on. You helped make it a wonderful Sugar Creek celebration!

We're already looking forward to doing it all again next year.

See you at the 2027 Fourth of July Parade!



Yards Of the Month



July
934 Longview Dr.



August
826 Brunswick Dr.

Welcome New Neighbors

The Ford Family: 3122 Audubon Ct.
The Ketcham Family: 839 Longview Dr.
The Hoang Family: 3002 Montford Ct.
The Bryant Family: 31 Bendwood Dr.
The Delony Family: 322 Lakeside Blvd.
The Hobbs Family: 3114 Ann Arbor Ct.
The Howard Family: 1518 Locke Ln.
The Ighedosa Family: 703 Montclair Blvd.
The Harris Family: 24 Wellington Dr.
The Bolado Family: 3138 Amesbury Ct.
The Engel Family: 1705 Country Club Blvd.
The Garcia Family: 12 Wellington Ln.
The Seale Family: 6 Charleston South St.
The Del Campo Family: 3010 Broadmoor Dr.
The Galloway Family: 307 East Sutton Sq.
The Schulze Family: 2915 Country Club Blvd.
The Nguyen Family: 3003 Montford Ct.
The Hoang Family: 44 Crestwood Cir.
The Vu Family: 3102 Rockmoor Ct.

Sugar Creek Market Watch



Year	Homes sold
2025	69
2026	56

YEAR-TO-DATE

Important Phone Numbers:

SCHA
281.491.8977

Animal Control:
Stafford
281-261-3977
Sugar Land
281-275-2364

Non-Emergency:
Sugar Land
281.275.2020
Stafford
281.261.3950

City of Sugar Land
281-275-2900

City of Stafford
281-261-3900

CenterPoint Energy:
713-207-2222

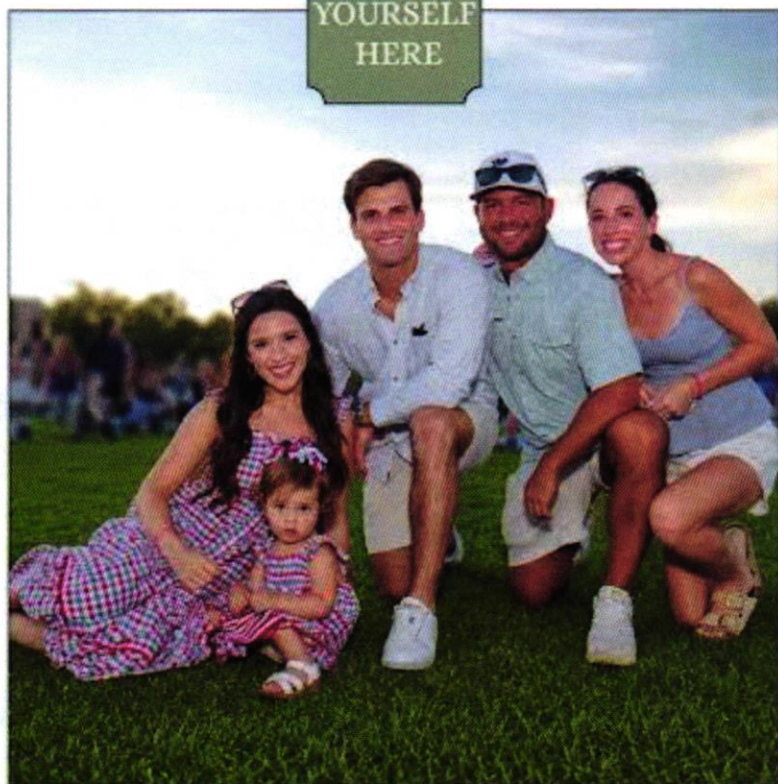


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- HOLIDAY CELEBRATIONS
- FRIDAY FAMILY FUN
- POKER, MAHJONG, BRIDGE
- LIFESTYLE CLASSES
- LIVE MUSIC
- MEMBER MIXERS
- 27 HOLES OF GOLF (18 HOLES RENOVATED)
- GOLF TOURNAMENTS
- MEN'S & LADIES GOLF ASSOCIATION
- GOLF CLINICS & INSTRUCTION
- SWIMMING POOL
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- GROUP FITNESS CLASSES
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Johnny Dimicelli

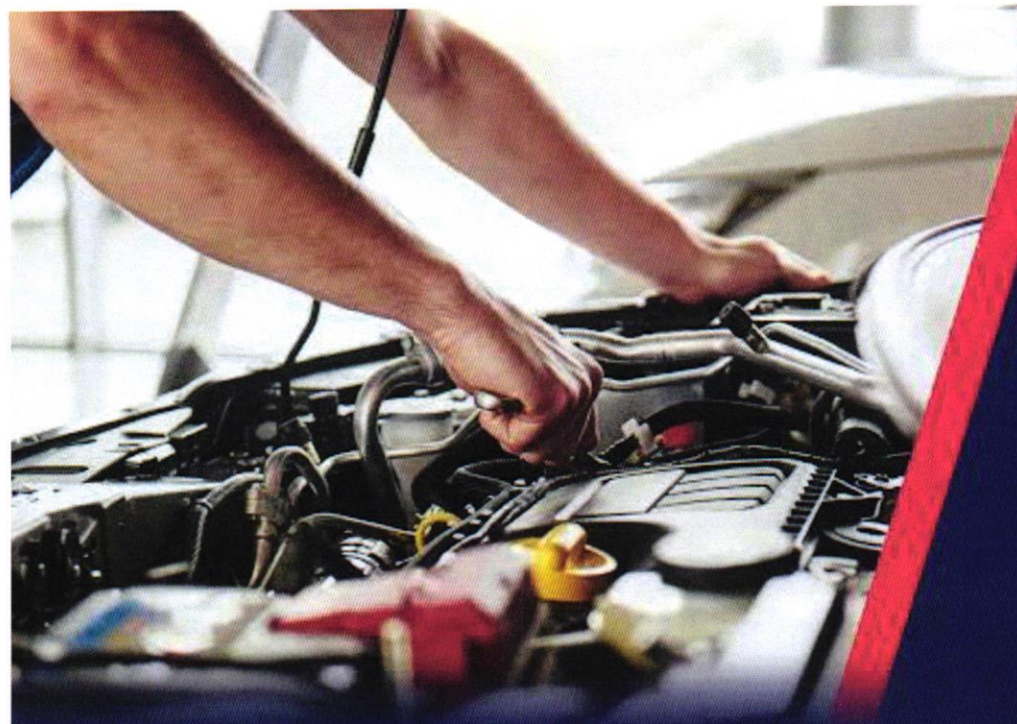
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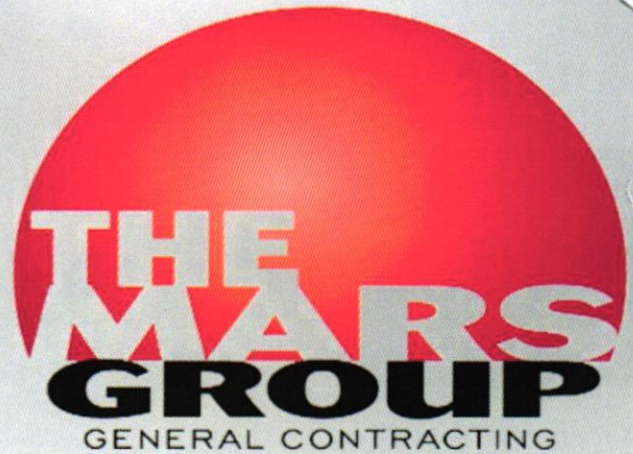


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cathystubbs.com



"I Believe in Sugar Creek"



1247 Creekford Cir



138 N Keswick



722 Merrick Dr.

Hello NEIGHBORS



My name is **Morgann Zimmer**, and I recently moved into Sugar Creek with my significant other, Pedro, and our two fur babies. We are excited to settle into the neighborhood and look forward to getting involved, both in the community and at the country club. We would love to meet more of you around the neighborhood, at club events, on walks, or wherever we cross paths.

Professionally, I serve as Director of Financial Advisory Services at **Goodman Financial Corporation**, a fee only fiduciary firm based in Houston. The firm has served families and individuals since 1989, providing holistic financial planning that covers investment management, retirement planning, tax planning, and estate planning under one roof.

If you would ever like to learn more, I am happy to talk. Otherwise, I am simply glad to be here, and I look forward to sharing in the everyday moments that make this such a wonderful community to call home.



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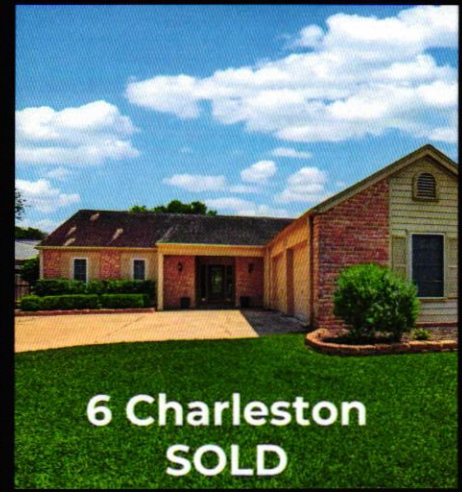
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SUGAR CREEK



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Original, Updated or Somewhere In Between?

Sellers don't have to renovate *everything* to sell for a great price. The key is making sure the price reflects the home's condition.

ORIGINAL

Price is the strategy

- Buyers factor updates & repairs into their offer
- Clean homes still show beautifully
- Major systems still matter (roof, foundation, plumbing)
- **Right condition + right price = opportunity**

SEMI UPDATED

The sweet spot

- A smart mix of kitchen, bath, flooring or paint get noticed
- Clean homes still show beautifully
- Updated roof, HVAC, plumbing, electric add confidence
- **Focus dollars where buyers see the most value**

BEST IN CLASS

High price, higher expectations

- Cohesive finishes; *think: interior designer*
- Lot location and views matter
- Quality renovation with functional layout
- Updated systems are a must
- **Buyers want it all and will pay for it**



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Sugar Creek Garden Club



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SECOND ANNUAL
**MONTE CARLO
CHARITY NIGHT**

**Dinner, Casino,
Silent & Live Auction Raffle
and Wine Pull**

**Thursday, October 8, 2026 6PM
at Sugar Creek Country Club
\$75 per person & Cash Bar**

Menu
Chicken empanadas, beef chimichurri
Wedge Salad - dressing, bacon on the side
6 oz filet, scalloped potatoes, green beans
with bacon - onions
Chocolate cake or crème brûlée

Doors open 6:30 for
Registration... Bring Cash
or a Check to buy all the
chips you need to WIN BIG!

RSVP Beverly Scheliga
281-722-7794 or
scheliga_beverly@comcast.net
DEADLINE OCTOBER 1ST
Your payment is your RSVP.

The Sugar Creek Garden Club will host its first General Meeting of the 2026 - 2027 year at the Sugar Creek CC 9:30 AM, Thursday, September 17th. This month's program will be presented by our own Trixie Bond who will demonstrate creative ways to enhance food and drinks with scented flowers.

The SC Garden Club membership meets monthly and is open to residents and former resident members of Sugar Creek. One of our primary missions is assisting the HOA in the beautification of the neighborhood. If you are interested in membership please contact (281) 722-7794 and leave your contact information or you can just show up and attend our meeting as a guest. It is a great way to meet your neighbors!

One of our most fun and primary ways to raise funds to support our contributions is our fall fundraiser, the Charity Monte Carlo Dinner and Casino Night. This year it is Thursday, October 8th at the Sugar Creek Country Club. Contact (281) 722-7794 to make your reservation. Invite your friends and neighbors to participate. Last year this event sold out in advance of the deadline, so don't put off making your reservations!

Sugar Creek

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William J. Hickl III - Pct. V

Lana Goldberg - Pct. II

John Gant - Pct. III

Gary Edmiaston - At-Large

Mark MacInerney - At-Large

General Manager

Robin Hail: 281.491.8977