

DECEMBER 2025

SUGAR CREEK Homes Association

Sugar Creek Holiday Lighting Contest

Judging of the Sugar Creek Garden Club's Holiday Lighting Contest will be: December 8th, 9th, and 10th.

Categories to be judges include:



**ARTISTIC
NOVELTY**

**TRADITIONAL
FRONT DOOR**

**RELIGIOUS
LIGHTING**

2026 Assessments

- The general assessment bill has been sent out directly to home owners the second week of November. If you do not receive your bill, please call the Association office at 281.491.8977. Deadline for dues payment is January 1st 2026, and interest will apply if unpaid after.
- Payment plans are available to anyone, by request. Making payments early helps to avoid unnecessary interest and legal fees.
- Our office is open Monday - Friday, 8am-12pm/1pm-5pm. Payments may also be dropped off at the front gate on Sugar Creek Blvd.
- We accept card, cash, check, and Zelle.

Republic Waste Collection

Christmas Trees: Residents can place Christmas trees out for collection on regular weekly green waste collection days (Tuesdays). Ornaments, tinsel, and lights must be removed for collection.

Bulk Waste Days:

November	December	January
11/17/25	12/15/25	1/19/26
12/4/25	1/8/26	1/29/25

Regular Waste & Recycling:

November 28th's pick up will occur November 30th. December 26th pick up will occur December 27th.

CHILD ADVOCATES OF FORT BEND™

CHRISTMAS **HOME TOUR**

December 5 + 6, 2025



Funding provides an array of services to children and families affected by abuse and neglect

For info go to WWW.CAFB.ORG or contact TSheridan@cafb.org.

Welcome TO THE NEIGHBORHOOD

The Dixon Family on Creekford Cir.
 The Garcia Family on Rockmoor Ct.
 The Stone Family on Fox Briar Ln.
 The Martinez Family on Brunswick Dr.
 The Cheng Family on Lakeside Blvd.
 The Propst Family on Fox Briar Ln.
 The Graham Family on Whitehall Pl.
 The Lowe Family on Sugar Creek Blvd.
 The Beck Family on Chevy Chase Cir.
 The Amin Family on Fairway Dr.



Sugar Creek Market Watch

Year	Homes sold
2024	70
2025	54

YEAR-TO-DATE

SUGAR CREEK'S ANNUAL FALL PICNIC

BBQ & BINGO



The BIGGEST *thank you* to our 2025 BBQ & Bingo sponsors: Cathy Stubbs, Sugar Creek Auto, Kinetic, Greg Bennett, Superior Lawncare, and Pamela Printing.

Golf Cart Safety

Drivers must be at least 16 yrs old and have a valid driver's license. We also suggest installing a reflector on your golf cart to become more visible to others.



The Carter Family: 2126 Country Club Blvd.



October 2025

Yards of the Month

November 2025



The Goodwine Family: 223 Kirkwood Ct.

Manager's Corner

Season's Greetings,

As the holiday season approaches, Sugar Creek continues to showcase its natural beauty. Please ensure your homes are prepared by inspecting irrigation systems for leaks and winterizing pipes to prevent potential damage during early freezes. Taking these precautions now, while the weather remains mild, can help avoid difficulties later in colder conditions. In addition, evaluate your flower beds and remove any plants that may not have survived the summer. Addressing this task now will make replanting in the spring so much easier. Finally, as you prepare for the holidays, I encourage everyone to take a moment to appreciate the value of this community and the neighbors that live here.

Thank you for your continued commitment to maintaining Sugar Creek.

With gratitude,
Robin



**Holiday lights and decoration
must be taken down before
January 15th 2026.**

Holidays mean kids are out of school and playing outside enjoying the weather. Please watch out for them!

Fort Bend ISD is out
November 22 - 30
December 20 - January 7

Stafford MSD is out
November 22 - 30
December 20 - January 5



Montclair Wall

With the completion of Sugar Land's Montclair project, the Board of Directors has authorized a 6-foot concrete wall to replace the existing brick wall along both sides of Montclair Blvd.

The photo below shows the wall on Dulles Avenue. The new Montclair wall will feature the same design and aims to provide a uniform appearance at the entrance to the Montclair section of Sugar Creek. Construction is scheduled for completion by the end of the year.



Deed Restrictions



Did you know that Sugar Creek's deed restrictions state:

"No signs or advertising device of any kind may be placed or kept on any lot other than one name and/or number plate not exceeding 72 square inches in area and one sign for sale purposes not exceeding 8 square feet in area. The latter sign must be a sign furnished or approved by the Committee."

The only exceptions to this restriction are political signs and temporary celebratory signs.

Texas Property Code allows for political signs 90 days prior to election day and 10 days after election day.

Celebratory signs, such as birthdays, sports and graduations, may be displayed for a very brief period.

Signs that are against our deed restrictions include, but are not limited to, the following:

- Construction Signs
- Back the Blue Signs
- School Signs



The homes in Sugar Creek are stunning. Please help by removing the sign clutter and giving them the presentation they deserve.

Upcoming Events

SMART FINANCIAL CENTRE:

98 Degrees - Nov 30th
Lindsey Stirling - Dec 3rd
Sarah Brightman - Dec 19th
gipsy Kings - Feb 6th

STAFFORD CENTRE:

Mania - Jan 21st
Sinatra & Bubl  - Feb 12th

FARMERS MARKETS:

Sugar Land:
234 Matlage Way
Saturdays 9-1
Missouri City:
5855 Sienna Springs
Saturdays 9-1
Richmond:
729 FM 359
Sundays 10-2

SUGAR CREEK COUNTRY CLUB THANKSGIVING TO GO 2025

Select your favorites and let Sugar Creek do all the work!

Place Your Order by Calling the Catering Team at 281.494.9131 or Email us at catering@thesugarcreek.com

All Thanksgiving Day Orders must be Pre-Ordered by 5:00pm Tuesday, Nov. 25th

Name: _____ **Member #:** _____ **Phone #:** _____ **Email:** _____
Pick up Date: _____ **Pickup Time:** _____ **Pick Up: COLD or HOT (circle one)**

Pick up available Wednesday, November 26th from 10:00am to 3:00pm—Cold Only

Pick up available on Thursday, November 27th from 9:00am to 2:00pm—Hot or Cold

**Exact Pick Up Times will be confirmed when order is placed and is subject to availability*

THE GOBBLER TURKEY PACKAGE

	SERVES	PRICE	QTY
SMALL Gobbler Turkey Package (Half of a Whole Roasted Turkey)	4-6	\$160.00	_____
LARGE Gobbler Turkey Package (Whole Roasted Turkey)	10-12	\$270.00	_____
<i>Package Includes:</i> Cornbread & Brioche Dressing, Cranberry Sauce, Green Bean Casserole, Garlic Mashed Potatoes, Roasted Carrots, Cauliflower & Parsnips, & Giblet Gravy			

ENTRÉE SELECTIONS

*10-12 Pound Whole Roasted Turkey	8-10	\$155.00	_____
Prime Rib with Horseradish Cream	Per Pound	\$49.00	_____
Whole Beef Tenderloin Cooked Medium Rare with a Bordelaise Sauce	10-12	\$225.00	_____
Whole Spiral Ham	10-12	\$100.00	_____

ACCOMPANIMENTS

	SERVES	PRICE	QTY		PRICE	QTY
Cornbread & Brioche Dressing	Small 4-6	\$20.00	_____	Large 10-12	\$34.00	_____
Roasted Brussel Sprouts with Bacon & Apples	Small 4-6	\$24.00	_____	Large 10-12	\$38.00	_____
Garlic Mashed Potatoes	Small 4-6	\$22.00	_____	Large 10-12	\$36.00	_____
Green Bean Casserole	Small 4-6	\$24.00	_____	Large 10-12	\$38.00	_____
Candied Sweet Potatoes	Small 4-6	\$20.00	_____	Large 10-12	\$34.00	_____
Roasted Carrots, Cauliflower & Parsnips	Small 4-6	\$20.00	_____	Large 10-12	\$34.00	_____
Broccoli Rice Casserole	Small 4-6	\$22.00	_____	Large 10-12	\$36.00	_____
Cranberry Sauce	Pint	\$8.00	_____	Quart	\$14.00	_____
Chef's Signature Giblet Gravy	Pint	\$12.00	_____	Quart	\$18.00	_____
Dinner Rolls	Half Dozen	\$6.00	_____	Dozen	\$10.00	_____

SALADS

House Salad—Mixed Greens, Cheddar Cheese, Julienne Carrots, & Sliced Cucumbers with Balsamic Vinaigrette Dressing	Small 4-6	\$35.00	_____	Large 10-12	\$60.00	_____
Thanksgiving Salad—Mixed Greens, Toasted Almonds, Goat Cheese & Dried Cranberries with a Champagne Vinaigrette Dressing	Small 4-6	\$40.00	_____	Large 10-12	\$70.00	_____
Classic Caesar Salad—Chopped Romaine, Parmesan Cheese & Croutons with a Creamy Caesar Dressing	Small 4-6	\$30.00	_____	Large 10-12	\$50.00	_____

HORS D'OEUVRES

	SERVES	PRICE	QTY
Deviled Eggs with a Bacon Jam	Dozen	\$15.00	_____
Cocktail Shrimp with Cocktail Sauce & Lemon Wedges	Dozen	\$30.00	_____
Mini Crab Cakes with Remoulade	Dozen	\$40.00	_____
Spinach & Artichoke Dip with Toasted Baguettes	Quart	\$40.00	_____

DESSERTS

	SERVES	PRICE	QTY		SERVES	PRICE	QTY
Pumpkin Pie	8-12	\$28.00	_____	Apple Cobbler	10-12	\$40.00	_____
Pecan Pie	8-12	\$35.00	_____	Peach Cobbler	10-12	\$40.00	_____
Apple Pie	8-12	\$34.00	_____				

SAVE THE DATE for Christmas Food To Go Orders! Email us at catering@thesugarcreek.com for more information

SUGAR CREEK GARDEN CLUB

“... the Earth laughs in flowers”

Hello Sugar Creek friends and neighbors! We are off to a fast and great start! The Sugar Creek Garden Club's "Monte Carlo Night" Fundraiser event was a fantastic success and we extend our sincere thanks to those who attended and supported our fundraising efforts. In conjunction with the SCHA, the Garden Club has added an Eagleston Holly to the brick planter located at Country Club Blvd. and Southwestern Blvd. Be sure to drive/walk by to see it!

We invite you to join the Sugar Creek Garden Club where you will get an opportunity to learn about all types of gardening, floral arranging and decorating and you will also get to know your neighbors! Most importantly, you will get to participate in our number one goal of neighborhood beautification and civic involvement. Please contact Patsy Jones, Membership Chair, at 281.650.8631.

Please join us for our General Meeting on Thursday November 20, 2025 at the Sugar Creek Country Club. We gather at 9:30 am for socializing and a light breakfast, followed by the meeting at 10:00 am. The program will be "Entertaining with Flowers from the Garden" presented by Rhonda Carmen who is a native Houstonian, gardener, author, and designer.

SAVE the DATE for Sugar Creek Garden Club's annual Valentine Friendship Luncheon & Silent Auction on February 7, 2026 – more information to come.

Sugar Creek Garden Club is a 501(c)(3) non-profit organization. Our activities are made possible through our fundraising efforts. For a detailed look at our activities and accomplishments, check out our website at sugarcreekgardenclub.org.

Warmest wishes to you and your loved ones that the coming holidays are filled with joy and an abundance of kindness, love, and peace.

Becky Joiner

Sugar Creek Garden Club President



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cathy@cathystubbs.com
cathystubbs.com


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STUBBS**

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kw|sw
HOUSTON



“I Believe in Sugar Creek”



138 N. Keswick Ct.

76 Crestwood Cir.

2118 Country Club Blvd.

Dulles Elementary Corner

At Dulles Elementary (DE), our motto is "We're Growing Every Day!"

Here is what our Little Vikings have been up to so far, this school year:

- Each year, Dulles Elementary, Dulles Middle School, and Dulles High School get together for the "Meet the Vikes" event. The DE Choir sings the National Anthem, and the DMS and DHS sports teams take the field for a community pep rally.
- On Grandparents Day, our students had a special lunch with their grandparents and visited the bookfair together.
- Students learned about conserving water and protecting our environment with Enviroganza, sponsored by Keep Sugar Land Beautiful.
- Cub Scout Pack 820 practiced community service by cleaning litter around the campus.
- The Dulles Middle School football team came to DE in the morning to open car doors and greet our Little Vikings as they got off the bus.
- 7 Little Viking students received outstanding honors for their artwork at the Fort Bend County Fair.
- 3rd grade students took a field trip to the Crocodile Encounter.
- 5th grade students gave presentations to their class on Financial Literacy.
- DE added a new after-school club this year: Crochet Club!
- PTO's Halloween Jamboree was an evening event for the whole family to enjoy.
- 1st graders had a visit from Texas Parks and Wildlife and pet a real baby alligator!
- Our Kindergarten students love their weekly visit from the Dulles High School PALS (pictured).

If you have questions about Dulles Elementary, would like a tour, or are interested in volunteering, feel free to call (281-634-5831) or email me (Raymond.Haas@fortbendisd.gov).

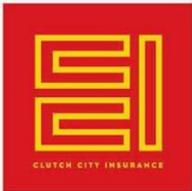
To find out more about DE, visit our website <https://www.fortbendisd.com/de> or our Twitter (X) https://twitter.com/de_vikings.

Thank you for your support of DE!

Sincerely,

Anderson Haas

Dulles Elementary Principal



CINDY POSAS
CINDYCASE3@GMAIL.COM
(832) 704-5112

MONDAY TO FRIDAY, 9 AM - 5 PM

REMINDER

ANNUAL ENROLLMENT PERIOD

OCT. 15 - DEC 7

 **PLANS CHANGE,
SO CAN YOUR HEALTH NEEDS.**

Medicare plans change each year. Don't assume your current coverage is still your best choice. Review your current plan, costs and health needs, then see how other plan options compare.

 **NOW IS THE TIME TO
CONSIDER YOUR OPTIONS.**

This is your chance to look at all of your Medicare plan choices for the year ahead—like prescription drug plans, Medicare Advantage and supplemental (Medigap) plans.

I DO NOT OFFER EVERY PLAN AVAILABLE IN YOUR AREA. ANY INFORMATION I PROVIDE IS LIMITED TO THOSE PLANS I DO OFFER IN YOUR AREA. PLEASE CONTACT MEDICARE.GOV OR 1-800-MEDICARE TO GET INFORMATION ON ALL OF YOUR OPTIONS.

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ENHANCE THE BEAUTY & VALUE OF YOUR HOME

MARS Roofing is a highly rated neighborhood contractor specializing in composition, metal, tile and flat roofs, siding, windows, ventilation, gutters, and patio covers.

Celebrating 31 years of quality service to our community. Marc Van Vliet, owner, grew up in Sugar Creek and has lived in Sugar Land since 1972.

**Please call for a free evaluation
to enhance your home**



GREG BENNETT

FINE PROPERTIES/REALTY

**Sugar Creek
Market Scoop:**

**Interest Rates:
5.5-6.0 30 yr fixed
Conventional**

**Low Inventory but
non updated:
Market favors
Buyer**

Presenting For Sale:

1234 Sugar Creek Blvd. 4200 sqft! Contemporary Beauty



**27 Charleston N. Pie
shaped lot on Robert
#1. Panoramic view of
#1 and #9. Candidate
for rehab or raze.
Priced at LOT value
\$580k.**



**Winners focus on
winning. Losers
focus on
winners.” —Conor
McGregor**

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Sugar Creek

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Sugar Creek Homes Association

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Robin Hail: 281.491.8977