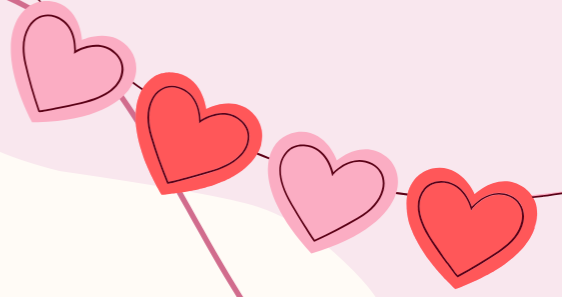


February 2026

# Sugar Creek Homes Association



## Annual Board of Director Election

Our Sugar Creek Homes Association consists of a nine-member board of residents who are elected by all homeowners in the subdivision. This board is responsible for overseeing the activities of the Association.

The deadline to file as a candidate for the Board of Directors election is February 20th, 2026 at 5pm. This year three positions are open: Pct. III, Pct. IV, and an At-Large position.

(Please see map on page two.)

Precinct candidates must live in the precinct for which they run. However, all residents are eligible to hold the At-Large position. Each household in the subdivision is entitled to vote for all three positions.

## Holiday Light 2025 Winners

- Artistic: 2634 Fairway  
The Papso Family
- Religious: 838 Brunswick  
The Talbott Family
- Front Door: 430 Lakeside  
The Leonard Family
- Novelty: 742 Montclair  
The Brewster Family
- Traditional: 15 Charleston S.  
The Fontana Family



### Lighting:

- 2206 Country Club Blvd.  
The Buttram Family
- 618 Sugar Creek Blvd.  
The Rizk Family
- 906 Teague Cir.  
The Ranson Family
- 111 Blancroft Ct.  
The Patterson Family
- 1902 Lakebend Dr.  
The Beck Family

## SCHA Save the Date

- Shred & Shed: April 25
- Fourth of July Parade: July 4
- Fall Picnic: October 10
- General Board Meeting:
  - March 17
  - September 15





## Montclair Wall Update

The City of Sugar Land has finished their drainage/roadway project and are now tying up loose ends. The project was lengthy and not without issues, but the result is remarkable. To further elevate Montclair Blvd., the Board of Directors approved the construction of new walls.

The Association has contracted Aber Fence Company to begin replacing the failing brick with concrete walls like the photo shown below. We had hoped to have had the project completed before the holidays, but Aber had to postpone until 2026. By the time this newsletter reaches you, the temporary fencing should be in, and the demolition of the existing walls should be taking place. Weather permitting, the project should be complete by the beginning of February.



## Manager's Corner

Happy New Year!

After ENJOYING the holidays in the warmest weather ever, I hope you are embracing 2026 with less stress and more adventure. The neighborhood looks great, with lots of you starting new home improvements. Please do not forget to submit your applications prior to any exterior work to your home. Our Architectural Committee reviews applications weekly. To speed up the review process, make sure you include all necessary documents. Now that everyone's schedules have slowed down, take some time to inspect your property. Do your gutters need cleaning, items in your driveway put away, or maybe your driveway needs power washing? It's the little details that make a difference in curb appeal. Keep being neighborly! Kindness goes a long way!

*Robin*

## Welcome New Neighbors to Sugar Creek

The Huynh Family  
214 West Sutton

The Latimer Family  
906 Brunswick

The Mulcahy Family  
710 Chevy Chase

The Bucek Family  
1746 Country Club

The Menon Family  
3235 Country Club

The Kaur Family  
3351 S Sutton

The Moleski Family  
1214 Creekford Cir

The Lowrey Family  
203 Laurel Springs

The Harlow Family  
2702 Fairway Drive

The Luu Family  
5 Tiffany Sq

## Yard of the Month

December 2025  
310 Lakeside Blvd.



## Sugar Creek Market Watch



| Year | Homes sold |
|------|------------|
| 2024 | 70         |
| 2025 | 69         |

YEAR-TO-DATE

Have any questions or concerns please call the office at 281.491.8977



## Dulles Elementary Corner

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

Here are the latest happenings from the Little Vikings:

- Our 5<sup>th</sup> graders took a field trip to Texas A&M Sea Camp in Galveston to explore and learn more about the coastal ecosystem.
- Dulles Elementary students and staff created a float and participated in the Dulles High School Homecoming Parade (pictured).
- DE's annual Veteran's Day Program honored our veterans from each branch of the military.
- DE students had a terrific showing in the UIL A+ Academics competition, with a Little Viking 4<sup>th</sup> grader winning 1<sup>st</sup> place in Oral Reading.
- Little Viking Choir students sang the National Anthem at the Rice Owls women's basketball game.
- DE PTO helped sponsor a Community Food Distribution for families in need.
- Students exercised and had fun at the Turkey Trot Fun Run.
- Little Viking student artwork was chosen for display at Sugar Land City Hall.
- Our 4<sup>th</sup> graders visited the Brazosport Science Museum and Sea Center.
- Students and staff wore their 1970's attire for the 70<sup>th</sup> day of school.
- Our 1<sup>st</sup> grade students took a field trip to see The Nutcracker.
- Little Viking Choir students performed during Holiday Lights at Constellation Field.
- DE students showed off their spelling prowess at the annual Spelling Bee.

We have much more in store for 2026! 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](mailto: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](https://twitter.com/de_vikings).

Thank you for your support of DE!

Sincerely,

Anderson Haas, Dulles Elementary Principal



## Rezoning in FBISD

In December, Fort Bend ISD announced a district wide elementary school rezoning plan that included closing and consolidating some campuses in Fort Bend ISD. The purpose of the rezoning was to explore ways to balance enrollment and improve the utilization of schools. Dulles Elementary school is one of the schools that is proposed for closing. Students from Sugar Creek would be rezoned to a nearby school. The plan is a draft, and no decisions have been finalized. The final plan will be voted on by the school board in March.

Dulles has been a part of the Sugar Creek community for generations and has touched many hearts in our community. Our community has loved Dulles over the years, and will cherish memories of how Dulles has impacted Sugar Creek in a positive way.



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*Valentine Friendship  
Luncheon  
& Silent Auction*

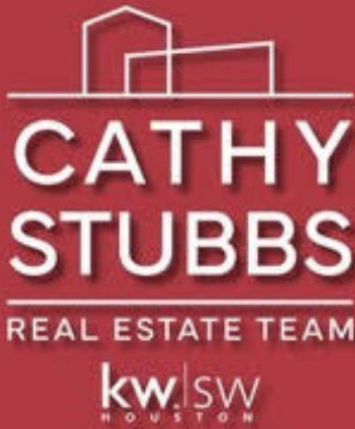
FEBRUARY 7, 2026 10:00 AM

SUGAR CREEK COUNTRY CLUB

\$42 ADULTS || \$20 CHILDREN UNDER 12

RSVP TO BEVERLY SCHELIGA

@ 346-397-2026



**"I Believe in Sugar Creek"**



1247 Creekford Cir



138 N Keswick



722 Merrick Dr.

Call me!

**713-582-4486**

[cathy@cathystubbs.com](mailto:cathy@cathystubbs.com)

[cathystubbs.com](http://cathystubbs.com)



## **SUGAR CREEK GARDEN CLUB**

**"...the Earth laughs in flowers"**

Happy New Year Sugar Creek friends and neighbors! Please join us for Sugar Creek Garden Club's annual Valentine Friendship Luncheon & Silent Auction on Saturday, February 7, 2026. Make your reservations right away and enjoy a great lunch (children's menu too!) and a silent auction that includes teapots, children's items, home décor, plants and more! All information available on the following invitation. 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. We have a regular Meeting which is held on the third Thursday of every month at the Sugar Creek Country Club. We gather at 9:30 am to socialize with a light breakfast followed by the meeting at 10:00 am. Come and check us out! For a detailed look at our activities and accomplishments, have a look at our website at [sugarcreekgardenclub.org](http://sugarcreekgardenclub.org). Wishing you and yours a happy, healthy, and abundant 2026!

Becky Joiner,  
Sugar Creek Garden Club President



**Get added to our eblast list by visiting:**  
**SUGARCREEKHOMES.ORG**





2734 Charles Lane, Suite C  
Sugar Land, TX 77498  
281-494-7663 (ROOF)

## **ENHANCE THE BEAUTY & VALUE OF YOUR HOME**

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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**



***Happy New  
Year!  
-2026-***

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**Sugar Creek**

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**PREMIER  
PROPERTIES**

**Our Mission:**

To serve buyers and sellers with the honesty, empathy and human dignity they deserve...because a home is more than a home, it is where life happens, memories are made and legacies begin.

**We believe in:**

Heart over hype. We don't sell. We serve. Your story matters. We listen first, advise thoughtfully, and never pressure you into a decision that doesn't feel right. No games. No fine print. We provide upfront clear guidance about fees, risks and what is truly in your best interest, even if it means we walk away from a deal. If life changes, so can your plan. Whether it is a health issue, job loss, or emotional hardship, we will pause or adjust with grace, not guilt. Selling after a loss? Downsizing after decades? We offer support, resources, and specialists trained in helping you navigate the emotional side of real estate. We give you 24 hour "cool down" window on major decisions because real estate should not be rushed.

**For US it is personal:**

We see people-not price tags. Every family, every journey, every home deserves care, clarity and compassion. We have lived in Sugar Creek for 55 years, and we can confidently say, you are gaining an advocate, a neighbor and a friend.

**David Goldberg**



713.705.7400

[david.goldberg@preproperties.com](mailto:david.goldberg@preproperties.com)

**Ann Magoon**



281.772.1055

[ann.magoon@preproperties.com](mailto:ann.magoon@preproperties.com)

# Sugar Creek

HOMES ASSOCIATION  
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## Sugar Creek Homes Association

### Board of Directors

Mark MacInerney, President - At-Large  
Carrie Prince, Vice President - At-Large  
Nasir Walji, Treasurer - Pct. VI  
Barbara Nachlas, Secretary - Pct. I  
William J. Hickl III - Pct. V  
Lana Goldberg - Pct. II  
Kirk Bradley - Pct. III  
Gary Edmiaston - At-Large  
Yvette Epstein - Pct. IV

### General Manager

Robin Hail: 281.491.8977

