



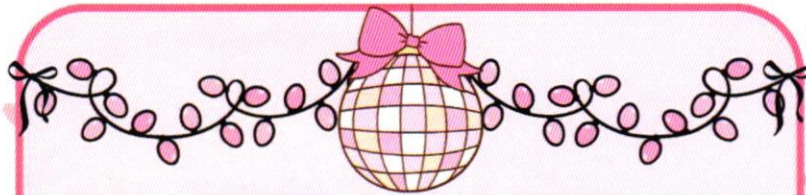
February 2025

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 14th, 2025 at 5pm. This year three positions are open: Pct. V, Pct. VI, 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.



2024 Holiday Light Winners

Religious

The Price Family
1926 Country Club

Novelty

The Bradley Family
3234 Country Club

Artistic

The Buttram Family
2206 Country Club

Traditional

The Huff Family
114 Blancroft Ct

Front Door

The Starnes Family
2206 Country Club

Lighting

The Reese Family
1107 Sugar Creek

The Jones Family
3002 Bucknell Ct

The Albritton Family
2702 Bristol Ct

The Latimer Family
2110 Country Club

The Ranson Family
906 Teague

SAVE THE DATE

SCCHA host three yearly events.
Please save the dates below.

Shred & Shed

April 26



Fourth of July Parade

July 4



Fall Picnic

BBQ & Bingo
October 11



PRECINCTS

I (303)	IV (296)
II (259)	V (317)
III (243)	VI (251)

Incomparable Sugar Creek

Just a reminder that the 2025 assessments are due. All payments made after January 31st will incur a late fee. The Association relies on your annual assessments for several reasons, including employing off-duty police officers to patrol the subdivision, maintaining and improving common areas of Sugar Creek, and overseeing the pool and park. We thank you for your continued support in helping us preserve Sugar Creek!

The City of Stafford requires an annual alarm permit for residents that operate in the city. Alarm permit fee is \$35 annually and expires December 31st of each year. If the police respond to an alarm and you do not have a valid permit, you can be issued a citation. Residents can download the form from the city's website. For further information, call the City of Stafford at 281.403.5951.

(Sugar Land does not require an alarm permit. It is important to have a current alarm monitoring agreement on file with the Association.)

Happy New Year

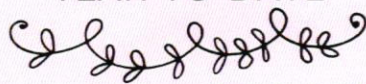
I do not know about all of you, but I am so excited to get back to a schedule and begin 2025! As always, I am knee-deep into organizing and beginning this year's projects, both at home and here at SCHA. We have three events scheduled for this year and we will include the dates in each newsletter as a reminder. The Shred and Shed is the first event on April 26th for those of you who are decluttering. Look for more information as the date gets closer. Drainage and street construction continues on Montclair Blvd. and Country Club Blvd. Those residents have been unbelievably patient with the roadwork and digging that has gone on for quite some time now. It will all be worth it in the end!

Finally, the Association is always available to clarify any questions our community has regarding our documents. We do, however, steer away from neighbor-to-neighbor disputes that do not fall within our deed restrictions. It is always best for neighbors to reach out to each other to resolve issues, such as fencing boundaries or tree limbs that overhang onto the neighbor's property. In most cases, both parties can work together to find a fair resolution.

Looking forward to another great year!

Robin

Sugar Creek MARKET WATCH YEAR-TO-DATE



Year	Homes Sold
2024	70
2025	2



To sign up for Eblast visit our website at: sugarcreekhomes.org

Welcome New Neighbors

The Tisius Family
2518 Country Club Blvd

The Johnston Family

3007 Montford Ct

The Herbert Family

18 Bendwood Dr

The Gerard Family

715 Chevy Chase

The Wan/Tsui Family

1 Burnham Cir

The Miller Family

602 Longview Dr

The Ross Family

20 Tiffany Sq

The Meyer/Teyl Family

32 Crestwood Cir

The Haggard Family

2610 Fairway Dr

The Garrido Family

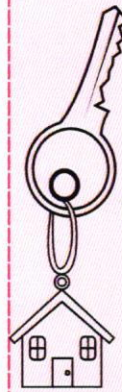
1312 Sugar Creek Blvd

The Newton/Freeman Family

311 Lakeside Blvd

The Cooney Family

63 Crestwood Cir



Upcoming Events

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

STAFFORD CENTRE:

A Taste of Ireland - Mar 28

SMART FINANCIAL CENTRE:

Carlos Rivera - March 2

Blippi - Mar 8

Dancing with the Stars - Mar 9



Dulles Elementary Corner

The Little Vikings ended an exciting 2024 and are ready for 2025! DE's Student Council participated in the TEPSA Leadership Retreat. Students honored our Veterans during the Veterans Day Program. Families learned and played together on Curriculum Night. Students in the SciNow after school club created a simulated heartbeat. On Future Self Day, students and staff dressed in career attire. PTO sanded and stained our new picnic tables on the playground. Teachers integrated movement, dance, and fine arts into their Poetry Unit. The Little Viking Choir spread holiday cheer at a senior living facility, a local food drive, and Constellation Field. Students took fieldtrips to San Jacinto, Minute Maid Park, and the Nutcracker. Four DE students medaled in the UIL A+ Academics Competition. DE's annual Spelling Bee was a nail-biter. Dulles Middle School PALS made a visit to DE to encourage and mentor our Little Vikings. The Dulles High School girls' basketball team provided cocoa and cookies to DE staff and students. The Viking Instrument Squad gave a ukelele and recorder concert at Rodgers Auditorium. Students with perfect attendance had a blast at the Pass and Play afterschool celebration. Photos of these events and more can be seen on DE's Twitter (X): https://twitter.com/de_vikings

Feel free to call me (281-634-5831)
or email me (Raymond.Haas@fortbendisd.gov)
if you would like a tour of our school
or would like to volunteer.

Thank you for your support of DE!
Sincerely,
Anderson Haas
Dulles Elementary Principal



GREG BENNETT
FINE PROPERTIES/REALTY

Questions about Real Estate?

***Get answers today. Visit our website to learn about the market,
ask questions & schedule a free no obligation consultation.***

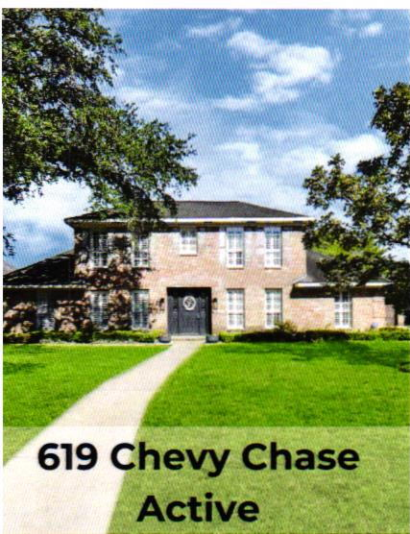
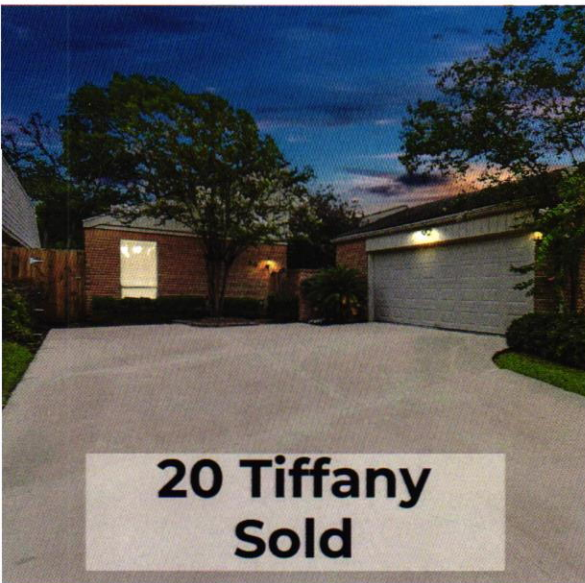
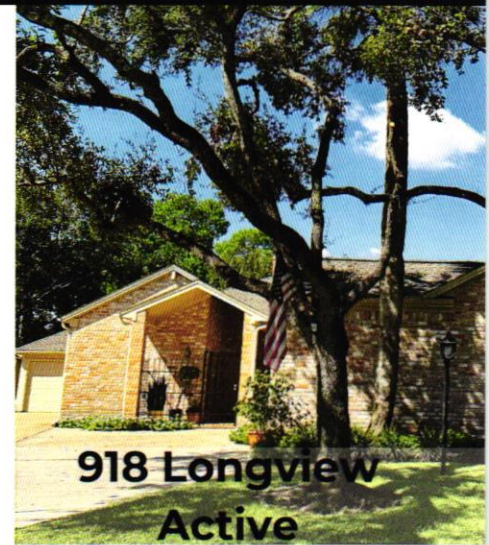
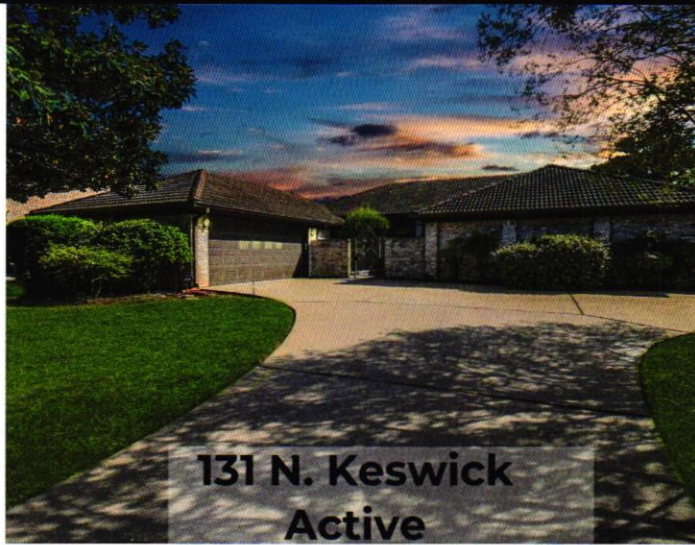
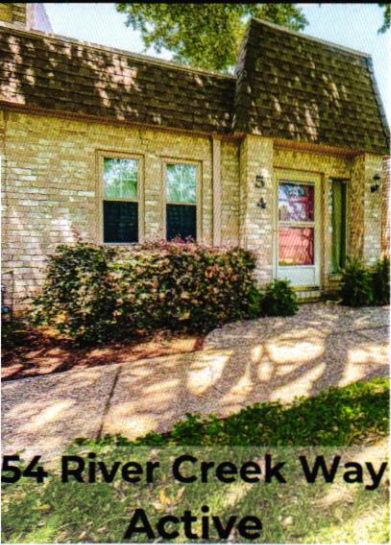
<http://askbennett.com>

Greg Bennett, Broker, 281-989-1301, info@askbennett.com

Working on behalf of Sugar Creek Homeowners for over 24 years.

TREC Broker #6475590, 24 year Member NAR, TAR, AAR

SUGAR CREEK



2025 Property Tax Guide

Tips for Protesting & Important Dates

Property taxes are a crucial source of funding for local governments & schools. However, if you feel that your property tax assessment is too high, you have the right to protest the value. It is essential to understand the process, important dates & strategies to potentially reduce your taxable value.

FBCAD assesses your home's value based on its condition as of January 1, 2025, so any existing functional issues on that date can be used in your protest later in the year. Two common examples of "functional issues" are roof and foundation problems. If your roof is leaking and needs replacing, it is no longer serving its intended purpose. In many cases, the appraisal district will subtract the full cost of a new roof from your home's value, which could reduce your tax bill by approximately \$500 annually. On the other hand, issues such as a planned kitchen remodel won't be helpful in your protest.

IMPORTANT DATES:

- **January 1:** The effective date for property valuation. Any improvements made after January 1st will not be taxable in the current year.
- **March - May:** Appraisal districts mail notices of assessed property values.
- **May 15:** The deadline to file a property tax appeal.
- **May to September:** Appraisal districts conduct hearings.
- **September / October:** Taxing entities establish property tax rates.
- **November / December:** Taxing entities issue property tax bills.
- **January:** Property tax payments are due by January 31.

Consider hiring a tax consultant to improve your chances of success. Contact The Stewart Team: stewartteamtx@gmail.com for our preferred Fort Bend County tax consultants. For more info on Fort Bend tax appraisals and protesting, visit fbcad.org



StewartTeamTX@gmail.com
[IG/FB @StewartTeamTX](#)
StewartTeamTX.com
281.302.6655

The Sugar Creek Garden Club invites residents (young & old) to join us at our

*Valentine Friendship
Luncheon & Silent Auction
Fundraiser*

**SATURDAY, FEBRUARY 8, 2025
10:30 - 1:00**

at the Sugar Creek Country Club

♥ Reservations by January 31. For more information, contact any member of the Garden Club or call 713.301.2422.

Congratulations

Yard of the Month



**December
1817 Country Club**



**January
2815 Fairway**



**CATHY
STUBBS**

REALTOR, CLHMS, ALHS

I believe in Sugar Creek

713-582-4486

CATHY@CATHYSTUBBS.COM
CATHYSTUBBS.COM

CATHY STUBBS

kw.SW
HOUSTON



There are a lot of questions swirling around the Vehicle Inspection and Registration process in the new year. All Texas vehicles will still need to be registered, but some vehicles will no longer need an Inspection.

"Most states have done away with their mandatory vehicle Inspection programs since the federal government ended the program requirement in 1976. Texas, however, is one of the few states that still require annual vehicle safety Inspections. The impact of the mandatory vehicle safety Inspection program on road safety is not strong enough to justify the program's existence. Accordingly, H.B. 3297 seeks to address the elimination of regular mandatory vehicle safety Inspections for noncommercial vehicles."

Starting January 1, 2025, the safety testing of our annual State Inspection will be discontinued, except for Commercial Vehicles. Emissions testing is still required in Fort Bend County and 16 other counties.

2025

STATE AUTO INSPECTIONS



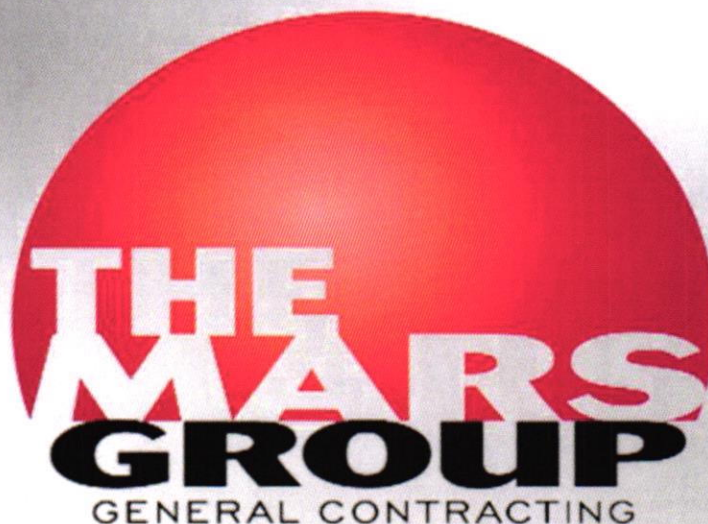
Answering questions you have about inspections in the new year... !

That means, normal routine for a large portion of us in our community. Gasoline powered vehicles (model-year 1996 and newer) will be required to get an annual Emissions Only Inspection. Since Diesel engines, Motorcycles, Electric Cars only get a safety test, they will no longer require an annual Vehicle Inspection.

The Inspection fee will be reduced, and you will also now see an "Inspection Program Replacement Fee" on your Registration renewal. The Registration process will be the same routine: Online, by mail, or in-person.

We can still perform what we call an MPI or "Multi-Point Inspection" if you have safety concerns. Certainly get your vehicle checked out before a long road trip.

Sugar Creek Auto • 741 Dulles • 281-208-9100
www.sugarcreekauto.com



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

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**

**MARS
ROOFING
& EXTERIORS, INC.**

Sugar Creek

HOMES ASSOCIATION
101 SOUTHWESTERN BLVD #117
SUGAR LAND, TX 77478

PRESORTED STANDARD
U.S. POSTAGE

PAID

SUGAR LAND, TX
PERMIT #13



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Stump Grinding	Tree Removal
Tree Pruning	Debris Removal

Professional Work & Fair Prices

Free Estimates 🍏 Residential & Commercial

References	Insured
Available	For Your
Upon Request	Protection

Sugar Creek Homes Association Board of Directors

William J. Hickl III, President - Pct. V

Mark MacInerney, Vice President - At-Large

Carrie Prince, Treasurer - At-Large

Barbara Nachlas, Secretary - Pct. I

Nasir Walji - Pct. VI

Lana Goldberg - Pct. II

Kirk Bradley - Pct. III

Gary Edmiaston - At-Large

Yvette Epstein - Pct. IV

General Manager

Robin Hail

281.491.8977