

SEPTEMBER 2024

Sugar Creek

HOMES ASSOCIATION

ADMIT
ONE

Sugar Creek's Annual Fall Event

OCTOBER 5TH
SEARLS PARK
730 MERRICK DR
1-4 PM

GENERAL MEETING

SUGAR CREEK
HOMES ASSOCIATION

Tuesday, September 17th, 2024, 7:00pm
Sugar Creek Country Club

Topics To Include: Montclair Project
Update, Sugar Land's Upcoming Bond
Election, and Crime Prevention

The Board of Directors for Sugar Creek Homes Association recently implemented some new policies to help maintain the integrity of the community. Below is a brief synopsis of each policy. You can find each document in its entirety on our website at sugarcreekhomes.org.

Flags and Flagpoles

- Flags automatically approved are the US, Texas, and any branch of the US Armed Forces
 - Flagpoles and lighting must be submitted to the ARC for approval
 - Flags must be no larger than 3' X 5'
 - All other flags must be submitted on a case-by-case basis
- Only flags that are aesthetically pleasing, neighborly, and appropriate for our family-friendly neighborhood will be considered. An ARC approval for any such flag may be conditional.

Electric Vehicle Charging Stations (EVCS)

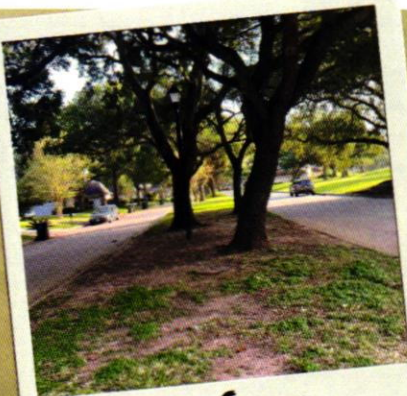
- Station must be installed by a licensed electrician
- EVCS must be wired and installed in accordance with manufacturer's guidelines and recommendations
- Owner must receive approval from the ARC for location of the EVCS prior to installation
- Station may not be installed in public view
- All EVCS charging cords, when in use or otherwise, may not be in public view
- Lot owner may not charge others for the use of the EVCS

F.U.N. Grant Program

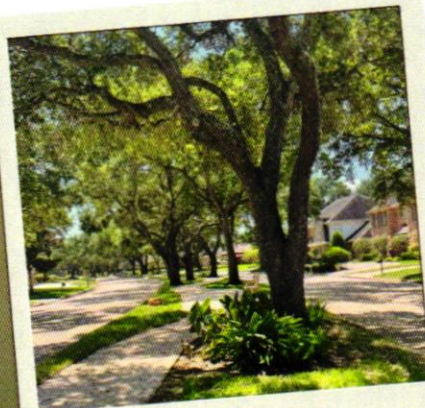
The City of Sugar Land, through the 4B Corporation, has partnered with community groups since 2002 to enhance the city's aesthetics.

Through partnerships with neighborhoods and community groups, the Fostering Unique Neighborhoods Grant Program aims to empower local entities like home owners associations (HOAs), property owners associations (POAs), and recognized community groups (RCGs) to revitalize and create distinctive spaces that embody the unique character of each neighborhood or commercial area. These collaborations foster economic development and workforce retention & attraction by leveraging placemaking, mobility enhancements, and beautification efforts to improve community quality of life.

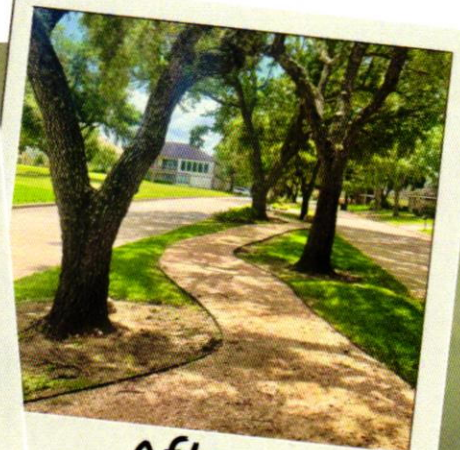
This year, Sugar Creek was granted partnership on a crushed granite pathway through the center esplanades on Country Club Blvd. The pathways offer a safety solution for walkers and provide an aesthetic solution for areas where the grass will not grow.



Before

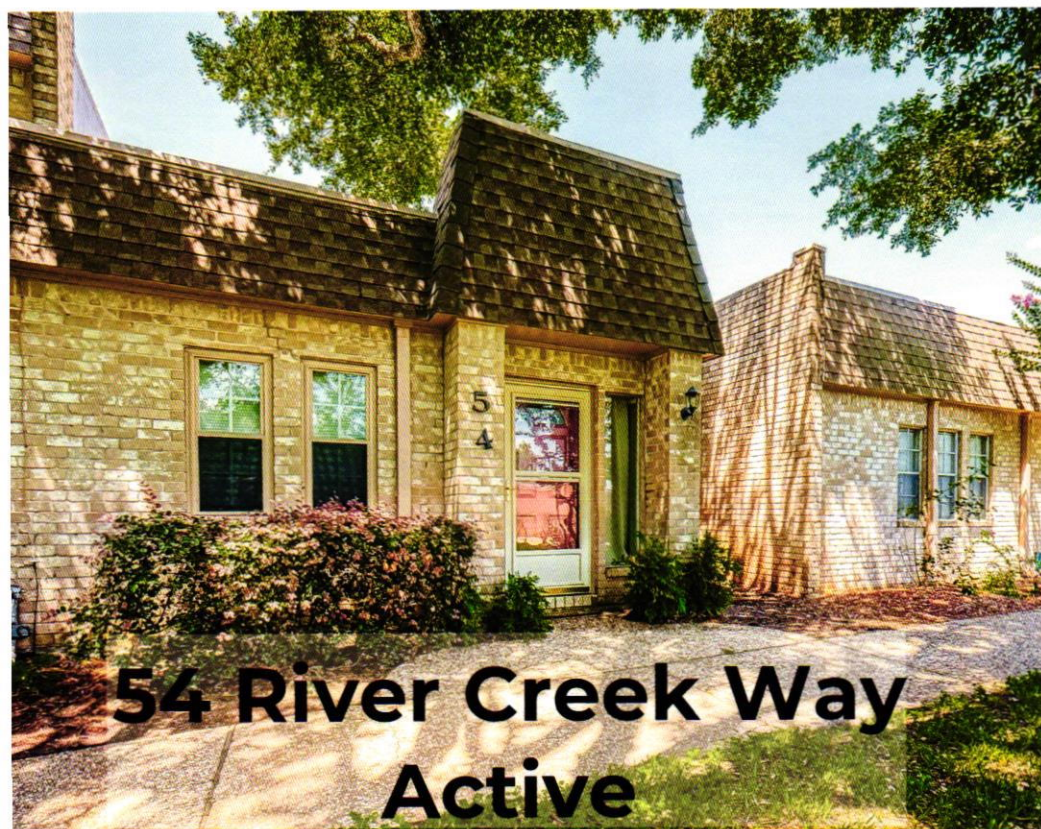


After



After

SUGAR CREEK



Real Estate Commissions

What will change?

You have probably heard about the upcoming changes to real estate by the National Association of Realtors. Here are the two key changes that go into effect August 17th.

- Every buyer represented by a Realtor is now required to sign a Buyer Representation Agreement formalizing the relationship between the buyer and broker before touring properties.
- Buyer's agent compensation can no longer be advertised on the MLS. Compensation has to be advertised, offered and negotiated outside of the MLS.



We are committed to providing the same exceptional service we always have.



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upcoming EVENTS

STAFFORD CENTRE
GRAND KYIV BALLET: NUTCRACKER
 NOVEMBER 3RD
NICK CARTER OF THE BACKSTREET
BOYS "WHO I AM" TOUR 2024
 NOVEMBER 19TH

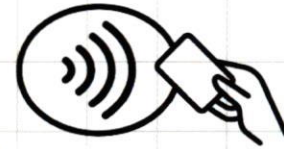
CONSTELLATION
FIELD
FILIPINO STREET FESTIVAL
 OCTOBER 19TH
 12-7PM
LONE STAR ELECTRIC VIBES
 OCTOBER 26
 12:30-11PM

SMART FINANCIAL CENTRE
KEVIN HART - ACTING MY AGE
 SEPTEMBER 20TH & 21ST
SESAME STREET LIVE! - SAY HELLO
 SEPTEMBER 29TH
DISNEY JR. LIVE ON TOUR - LET'S PLAY!
 OCTOBER 4TH

FARMER'S MARKET
 EVERY SATURDAY
 MISSOURI CITY &
 IMPERIAL PARK

Sugar Creek Homes has BIG NEWS

SCHA will officially start
 taking card payments in
 the office starting
 September 2024



Welcome New Neighbors

The Yangs – 227 Brocket Place

The Rabagos – 227 East Sutton SQ

The Khan/Chundrigars – 307 Longview Dr

The Lima/Mondshines – 2803 Country Club Blvd

The Garcias – 1534 David Searls Blvd

The Langford/Hales – 3106 Chesterfield Ln

The Culottas – 1821 Country Club Blvd

The Gonzalez – 1439 Sugar Creek Blvd

The Williamsons – 1311 Sugar Creek Blvd



HELP SPONSOR The Sugar Creek Fall Event

An Old Fashioned Carnival

Pick your ticket

CALL OUTS &
SIGNAGE AT
THE EVENT

YOUR AD ON
OUR WEBSITE
FOR A YEAR

MENTIONS ON FB
& IN THE SCHA
NEWSLETTER

RESERVED TABLE
FOR FAMILY &
FRIENDS

and any of these could be yours!
 Call the office for more information.

281-491-8977

Sugar Creek Market Watch YEAR-TO-DATE

Year	Homes Sold
2023	53
2024	44

Sugar Creek's



4th of July Parade

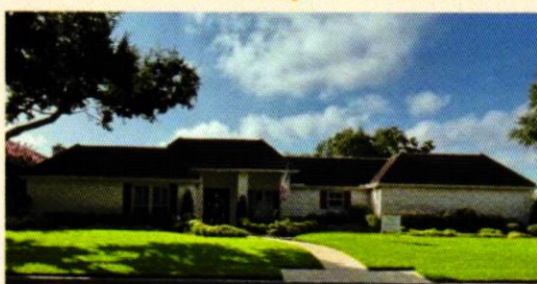
Yard of the Month

June



2214 Country Club Blvd
THE SYMKO FAMILY

July



1626 Country Club Blvd
THE GROW FAMILY

August



806 Sugar Creek Blvd
THE SCALA FAMILY

WWW.SugarCreekHomes.org



GREG BENNETT

FINE PROPERTIES/REALTY

**Sugar Creek
Market Scoop:**

**Interest Rates:
Low 6's 30 yr fxd**

**Low Inventory
Stable Values
Market favors:
Buyer**

Presenting For Sale:



2231 Country Club Waterfront, One Story, 3307 Sq ft



If everything in the world seems upside down, don't be weary. Be the beacon of hope, the Lighthouse in the storm. The waves will beat at us and try to tear us apart, but we will prevail. Stay vigilant, be the light in the darkness.

GB



**615 Longview
2 Story, 3 Bed, 2.5 baths
2660 Sq ft**

*For your free confidential
consultation just ask:*

Greg Bennett

Broker/Realtor, GBFP

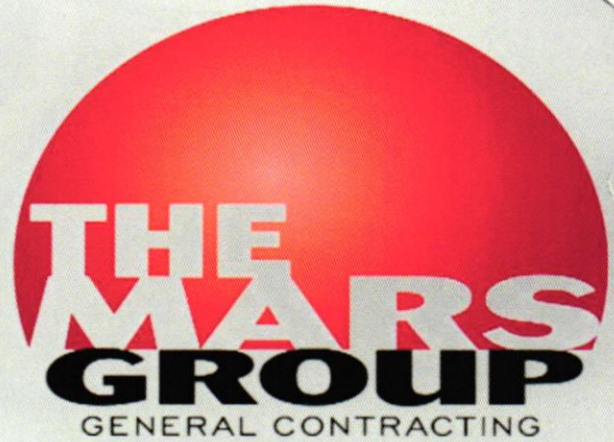
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ENHANCE THE BEAUTY & VALUE OF YOUR HOME

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**

The Sugar Creek Garden Club Fall Update

Are you looking for a wonderful group of ladies who live within minutes of you? Then I invite you to join the Sugar Creek Garden Club. While our club is focused on gardening and community beautification, we are also a wonderful way to meet neighbors and cultivate new friendships. (And you don't have to be a master at gardening to join but you will learn a lot from those who are!) Our 2024-2025 club activities kick off on Thursday, September 19 at 9:30 am at the Sugar Creek Country Club with an informative presentation on "the Secrets of Bulbs" presented by the River Oaks Garden Club.

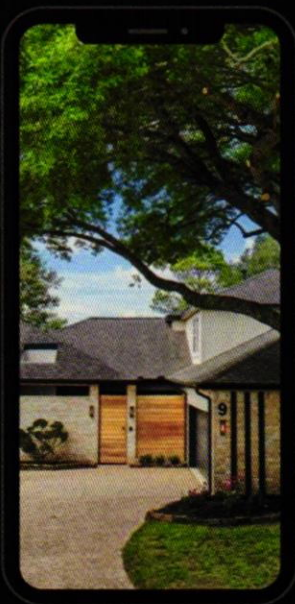
A sneak preview of a few of the programs scheduled for this year includes terrariums 101, holiday floral designs, growing orchids, and spring planting preparation. We also have seasonal plant sales, bake sales, workshops, excursions, fundraisers and this year's Backyard Garden Tour of selected homes in Sugar Creek!

If you can join us for our September meeting, contact Patsy Jones at patsyjones@wt.net or 281.650.8631.

You are invited to the annual
Sugar Creek Garden Club Dinner and Live Auction
Sugar Creek Country Club
Thursday, October 24, 2024, 6:00 pm

Please join us for a "Gatsby Inspired Evening at the Creek" Annual Dinner and Live Auction fundraiser, plus Raffle and Wine Pull. Come for a "roaring" good time and feel free to dress the part! Proceeds support projects by the garden club for beautification, charity, and community involvement to be enjoyed by everyone in Sugar Creek.

If you are unable to join us, please consider donating directly to the Garden Club by contacting Becky Joiner at rjoiner157@comcast.net or 713-824-1546. The Garden Club relies on the funds generated from our fundraisers. Every dollar - no matter how large or small - is sincerely appreciated.



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- Towing



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Book Online sugarcreekauto.com

Dulles Elementary Corner

Summertime is over, and Dulles Elementary is back in session! On August 8th, we welcomed over 650 students from Pre-K to 5th grade to a new school year!

Our students and staff returned from summer break to all new furniture, including flexible seating for our students, new bookshelves, cubbies, and new technology.

Our library received a make-over as well, and students are benefitting from more ways to experience the love of reading. Our Little Viking Choir enjoyed singing the National Anthem at the "Meet the Vikes" annual event at the Dulles High School stadium.

Upcoming events in September include the Fall Bookfair, Grandparents Day, Spirit Night, and Open House.

The DE Little Vikings are also looking forward to participating in the Dulles High School Homecoming Parade on September 25th. The beginning of the school year is always an exciting time. The best is yet to come for DE!

Photos of these events and more can be seen on DE's Twitter (X): [Your paragraph text](#) 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

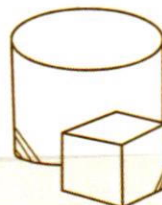
Do you have old children's books around the house that you are looking to donate?

Dulles Elementary would be happy to take them off your hands!

We are always growing our literature library and will take all used children's books in any condition.

Feel free to drop them off at our front office at your convenience.

Thank you!



**FEDERAL LAW IS MANDATING CHANGE TO THE
MEDICARE PRESCRIPTION DRUG PROGRAM**

(STAND ALONE OR PART OF A MEDICARE ADVANTAGE PLAN).
EVERYONE SHOULD REVIEW THEIR CURRENT PLANS FOR 2025 WITH AN INDEPENDENT AGENT. YOUR "ANNUAL NOTICE OF CHANGE" WILL BE IN THE MAIL THE END OF SEPTEMBER. PREMIUMS, FORMULARIES, COST STRUCTURE NEED TO BE REVIEWED.

TURNING 65 IN THE NEXT 6 MONTHS?
NO COST OR OBLIGATION CONSULTATIONS AVAILABLE TO AVOID COSTLY PENALTIES DOWN THE ROAD

I CAN HELP:

- An independent agent representing multiple plans who can research your doctors and medications for you
- Help Navigate the Medicare system through education and continued customer support
- Call regarding upcoming **State of the Industry** meetings
- **Local Sugar Creek Resident** who will be there to answer your calls.



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REMINDERS

SUGAR LAND'S BULKY WASTE PICK UP IS THE 3RD MONDAY OF EVERY MONTH

CONTRACTOR SIGNS ARE NOT ALLOWED IN SUGAR CREEK

SCHOOL IS BACK IN-SESSION. REMEMBER TO SLOW DOWN & WATCH FOR OUR LITTLE ONES

Sugar Creek

HOMES ASSOCIATION
101 SOUTHWESTERN BLVD #117
SUGAR LAND TX 77478

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Sugar Creek Homes Association

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Barbara Nachlas, Secretary - Pct. I
Kirk Bradley - Pct. III
Gary Edmiaston - At-Large
Lana Goldberg - Pct. II
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Yvette Epstein - Pct IV



GENERAL MANAGER

Robin Hail
281.491.8977

