

February 2024

Sugar Creek

Homes Association

Sugar Creek's Second Annual Shred & Shed Event

Earth day is in April and we welcome everyone to join us in a little spring cleaning! The East Fort Bend Ministry and Sierra Shred Co. will be at the Sugar Creek Country Club on Saturday, April 20th, 10am - 1pm. Shredding of documents will be available, and we will be accepting donations of canned goods, lightly used clothes, toys, and more!
We hope to see everyone there!

2023 HOLIDAY LIGHT WINNERS

Novelty

The Bradley Family
3234 Country Club
Blvd.

Artistic

The Buttram Family
2206 Country Club
Blvd.

Front Door

The Albritton Family
2702 Bristol Ct.

Traditional

The Chen Family
107 Blancroft Ct.

Religious

The Talbott Family
838 Brunswick Dr.

Lighting

The Hunton Family
802 Sugar Creek Blvd.

READY, SET, MOW!

Last summer the maintenance committee met with eight mowing companies for consideration of the upcoming 48-month mowing contract. All eight companies submitted bids with varying rates. The committee then narrowed their decision down to four companies.

Superior Landscape was ultimately awarded the contract for the next four years. Their knowledge of the subdivision and very competitive bid made them the obvious choice. Their contract includes individual lawns being mowed with 21" mowers and leaf removal.

Sections in the subdivision that include lawn care in their deed restrictions will continue to be serviced on their existing days. Crestwood and the optional areas are mowed 39 times a year and Bendwood and Tiffany are mowed 35 times a year. The service includes mow, blow, and edge only. Any additional maintenance or additional days of service must be provided through the resident.

Be watching your emails for the 2024 Mowing Calendar. The scheduled dates are, of course, subject to change due to weather conditions. If you are not on our Eblast system and receiving these emails, please go to Sugarcreekhomes.org and complete the sign-up at the bottom of the screen.

The City of Sugar Land will soon begin the second phase of the Montclair Blvd. drainage project. Work is scheduled to begin in March and will include the upsizing of existing storm sewer pipes, outfall and inlets along with pavement replacement for not only Montclair, but also Wellington, Charleston and Country Club to the city limits of Stafford. Residents in the area will receive door hangers and notices from the city prior to beginning the work. This second phase will complete an estimated \$8.8 million improvement provided by the G.O. Bond approved by voters in 2019.

Stafford Starts Recycling

Stafford has renewed their waste contract with GFL Environmental. Under the new contract, GFL will begin collecting recycling items. According to a representative from Stafford, the timeline for receiving your bin (with literature) will be between January 15th – January 26th. The scheduled recycling day for Stafford residents in Sugar Creek will be Fridays with February 2nd being the first day of collection.

2024 Assessments are Due

Just a reminder that the 2024 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!

Manager's Corner

New Year, New Adventures! As sad as it is to see all the brightly lit decorations come down and festivities end, I am reminded of the year ahead of us that will be filled with new projects and challenges. Many of you have begun projects of your own - please remember to submit applications for all home improvements. We have a great committee that reviews the applications and responds quickly. The applications can be found on our website, sugarcreekhomes.org, or give us a call and we will happily email one to you. And please remember that the Association deed restrictions do not allow contractor signs in yards.

I read recently that 2023 went down as a year without a freeze in Houston! Not sure how long our luck will hold out, so it is always good to be prepared. Have a plan! Irrigation can easily be shut down and drained on a day much warmer than freezing. Irrigation covers can be purchased on Amazon for less than \$50. Not a bad investment. Cover your plants and arrange for your sweet fur babies to come in out of the cold.

Finally, the trees have begun to shed their leaves in preparation for Spring! I can relate. As I am sure many of you are also decluttering and shedding items to get better organized. Remember that Sugar Land has gone back to bulky waste being picked up on the third Monday of every month. Stafford will pick up bulky waste on any garbage day. If you have room to store gently used items, our Shred and Shed event is on April 20th. One man's trash is another man's treasure and reduces already overflowing landfills.

Can't wait for what lies ahead!

Robin

UPCOMING EVENTS

SMART FINANCIAL CENTRE

2/8 CELTIC THUNDER

2/9-10 STOMP

2/23 JERRY SEINFELD

3/2 DANCING WITH THE STARS

STAFFORD CENTRE

2/17 STARS OF THE SIXTIES

2/18 FORT BEND SYMPHONY

3/30 ZAKIR KHAN

CONSTELLATION FIELD

2/23-25 SUGAR LAND COLLEGE CLASSIC

3/1-3 BATTLE AT THE BALLPARK

5/4 JJ WATT CHARITY CLASSIC

FARMER'S MARKET

EVERY SATURDAY
NEW MISSOURI CITY
IMPERIAL PARK

DISCOVERY GREEN

1/21 SPECIAL SKATER NIGHT
2/11 LUNAR NEW YEAR

SCHA FaceBook Page

Please visit our official SCHA FaceBook page for important information and details.

GARRETT DOG WALKER

Hi there! I'm 23 years old and I graduated from college in may of 2023. I do pet care full time and I am passionate about animals and have been caring for pets for years. Your pet's well-being is my top priority, and I'm here to make their daily walks as convenient and cost-effective as possible. I have excellent communication skills and will provide you with regular updates on your pet's well-being including photo updates daily. I'm excited to meet you and your furry friend!

References:



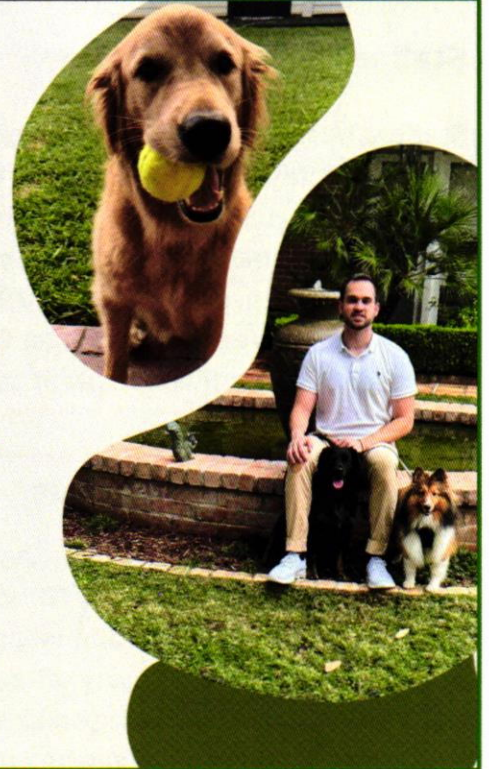
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SUGAR CREEK'S SEARLS POOL IS OPEN FROM MEMORIAL DAY WEEKEND TO LABOR DAY WEEKEND. MUST BE AT LEAST 16 YRS OLD AND BE ABLE TO PASS THE RED CROSS LIFEGUARD CERTIFICATE PROGRAM.

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JOIN OUR EBLAST TO RECEIVE THE LATEST NEWS FOR SUGAR CREEK HOME ASSOCIATION

HAPPY NEW YEAR!

2024 Market Predictions

- 2024 will be a year of stabilization
- Return to normal supply (slow increase of inventory)
- Home prices will level out for majority of 2024 (spike expected early summer)
- Sales volume will increase
- New construction production will slow
- Interest rates drop to mid 6s and possibly high 5s by EOY
- Continue out-of-state migrations to Houston area
- Increased buyer competition at <\$350k price as more investors enter the market
- Tech firms race to develop & improve real estate apps



Thank you for making us the preferred
Real Estate Team in Sugar Creek! ❤️



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StewartTeamTX.com
281.302.6655

SUGAR CREEK SOLD!



COMPASS



GREG BENNETT

FINE PROPERTIES/REALTY



Sugar Creek Market Scoop:

Higher Rates and Home prices continue to impact availability and affordability

We have Low Inventory
But Stable Values
Slightly Favors Buyer

Happy Valentines Day!



Buying and Selling FAQs



When is the best time to sell?

What are your needs and desires? What are current market conditions, do they favor you? What is the condition and layout of your home, your timeline and budget?

When is the best time to buy?

What are your needs and desires? If paying cash or obtaining a loan, what are you able and willing to spend (price range)? Do you want a fixer upper or move in ready?

What are the commission rates?

This should be negotiated with the listing agent.

Do I need to fix up my house to sell?

Sugar Creek homes often need mechanical, functional and cosmetic updates. Once we see your home we can advise. The bottom line: don't waste time and money on things that will not enhance the sale. We have experience and access to professionals to assist when needed.

Are you a senior with a lot of questions?

We often assist seniors and help them make informed decisions. The myriad of choices from both government and private entities can be overwhelming. When it's time to make living choices we can answer questions and help you avoid common pitfalls.

For your free confidential consultation:
call, text or email

Greg Bennett, Broker 281-989-1301,

greg@askbennett.com

www.askbennett.com



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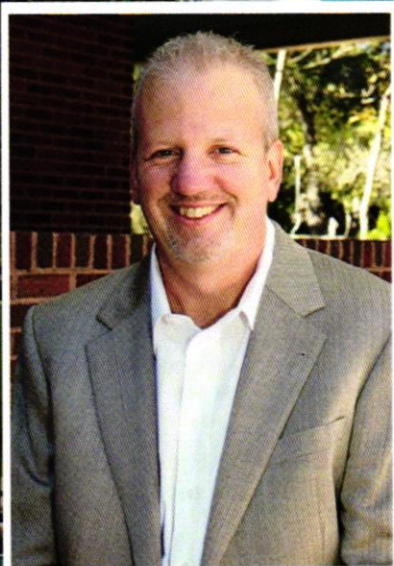
From the
BULLS - Eye

"A good rule to remember for life is that when it comes to plastic surgery and sushi, never be attracted by a bargain."

-Graham Norton

Sugar Creek Geek

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or email us at

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www.SugarCreekGeek.com



Printing



Wi-Fi

Sugar Creek Garden Club

Happy New Year Sugar Creek! I hope 2024 has brought you good health and happiness!

Our Garden Club will have its annual Valentine Friendship Luncheon at Sugar Creek Country Club on Saturday, February 10, at 10:30 a.m. Please join us in celebrating with good friends, and raising money through our silent auction. Contact Trisha Muska at 832.752.6738 for reservations. The cost is \$35.

Did you know that over 10 million roses are purchased for Valentine's Day? It is by far the most common flower given on that day. The most popular rose color is red, which means love. The light pink symbolizes admiration; while the dark pink means appreciation. Yellow signifies friendship; while purple represents passion.

And while roses are the most popular, let me offer another idea: consider an Anthurium house plant. It will last long after cut roses have died. It has shiny heart shaped "blooms" in bright red, which are actually leaves. It will produce "blooms" all year round, and is easy to grow in a light-filled spot.

Mid-February is the time to prune your crepe myrtles, fruit/nut trees, and shrub roses. It's also time to plant late-blooming bulbs like gladiolus and cannas; and pinch back pansies and cyclamen. To lawns, apply pre-emergent herbicides to block spring weeds and "early green up" fertilizer (15-5-10) to brighten your yard.

Wishing you a Very Happy Valentine's Day!

Jackie Howard

President, Sugar Creek Garden Club

Welcome

New Neighbors

~Linda & Jonathan Preston

10 Wellington Ln

~Daniel & Mary Priwin

19 Burnham Cir

~Daniella Guzman

40 Wellington Ct

~Victoria Wilbourn & Alexander Krylov

1130 Sugar Creek Blvd

~Brian & Lisa Jones

1806 Country Club Blvd

Congratulations

YARD OF THE MONTH



December

The Eid Family
522 Sugar Creek Blvd.



January

The Leon Family
1323 Sugar Creek Blvd.

Stafford Alarm Permit

The City of Stafford requires an annual alarm permit for residents that operate an alarm in the city. Alarm permit fee is \$30 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 281.403.595.

Sugar Land does not require an alarm permit. It is important to have a current Alarm Monitoring Agreement on file with the Association. If you have not updated your agreement in a few years, the form is located on our website.

Dulles Elementary Corner

The last several weeks have been exciting at Dulles Elementary!

- Student Council officers attended the TEPSA Student Leadership Conference.
- Students wore pajamas, ate cookies, and listened to "Bedtime Stories" during Curriculum Night.
- National Elementary Honor Society and Wellness Committee raised several pounds of food during our annual Food Drive.
- Students exercised and competed for prizes during the Turkey Trot.
- Staff and students wore "groovy" 1970s attire on the 70th day of school.
- Channel 2 News Meteorologist Anthony Yanez shouted out DE students during the news cast.
- 5th grade teacher, Ms. Webster, was awarded a \$1000 donation from the J.B. Hunt Adopt-A-Class Program.
- The Little Viking Choir performed in Sugar Land Holiday Lights at Constellation Field.
- 3rd, 4th, and 5th grade students battled to be spelling champ in the Spelling Bee.
- 2nd grade student, Zoe, won 1st place in the University Scholastic League Competition.
- The Viking Instrument Squad showed off their recorder skills during their Holiday Show.

Photos of all these events can be seen on DE's Twitter (X):

https://twitter.com/de_vikings

Feel free to call (281-634-5831) or email

(Anderson.Haas@fortbendisd.com) me if you would like a tour of our school or would like to volunteer.

Thank you for your support of DE!

Anderson Haas, Dulles Elementary Principal



P.S. 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!

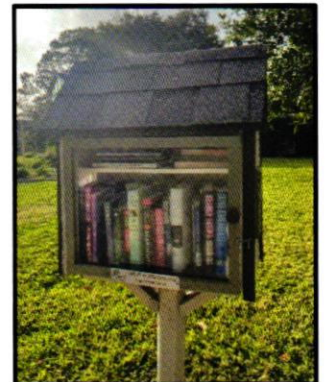


Little Libraries

The idea of "Little Libraries" has grown in popularity and Sugar Creek has three in the subdivision. One of the three libraries is on Merrick Drive in front of Bob and Connie Bingham's house. Once a discarded doll house, their son-in-law transformed the little house into a library that has an uncanny resemblance to the Bingham home. The Sugar Creek Shares Library houses not only books for adults, but the top tier is specifically for children. With the internet and other electronic devices taking over our lives, a real book can be such a treasure. One of Mrs. Bingham's favorite memories of the library is watching a young boy scan the titles and then sit down with his book of choice and read it right there on the curb.

Book sharing is the idea behind the libraries. You find a book you would like to read and swap it with a book you have read and loved. The other two Little Libraries in our community can be found on Broadmoor and at the entrance to the park on Merrick Dr.

So, when you finish the novel that you are currently reading and are looking for a new book to curl up with, stop by and browse at one of Sugar Creek's neighborhood Little Libraries.



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