

SUGAR VALLEY LAKE HOMES ASSOC., INC.

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Sugar Valley Lake Homes
Assoc., INC
PO Box 247
53 Fairway Drive
Mound City, KS 6605

Association Manager

Steve L. Spencer

Greetings from your manager! I think I know more about our association than I did when I wrote my letter last year, but I would be lying if I didn't admit that I still have much to learn. Several times a week situations arise that I have never dealt with before I and have to do research to find the answers. I don't think I will ever have every answer but it does keep me on my toes. I will never say my job is boring! I have enjoyed getting to know each of you this year and if I haven't met you yet, I look forward to doing so soon! I truly feel that what makes our association great is each of our members.

I know that 2020 has been a year like no other, and I know that none of us want to repeat the year. I hope and pray that the pandemic will come to an end and we will be able to get back to life as normal. I know that we saw many events cancelled—the Hidden Valley days, the Sugar Valley hog roast, and several board meetings just to mention a few. Even through-

out our dealing with COVID-19 and all the obstacles it threw in our way the association had a good year.

We have sold over \$80,000 in lots. A great number of these have been to new members and I have greatly enjoyed introducing them to both lake communities. I think maybe the secret is out that we have a hidden gem here not far from the metro area. If you have friends or family that are interested in lots please have them contact me, I will be happy to sell them a lot and make them members.

We have had many building permits go through, resulting in tons of new construction from sheds and garages to docks and decks to new houses. It is exciting to see the growth at our lakes. Please remember that if you are going to make changes to your lot you need a building permit.

We were able to stay open despite COVID-19 and therefore were able to apply and qualify for a PPP loan which helped us to be offset some of the cost of payroll during the pandemic.

We were able to greatly improve the beach at Hidden Val-



ley. We also are in the process of replacing the pool at Sugar Valley and it will be open for swimming this coming summer. Please see included in this newsletter the fees the board approved for using the new pool.

Above are just a few things that have been accomplished this year. I want to thank all of the staff at both of our lake communities. Their willingness to do their best in all situations no matter what crazy idea I may throw at them or what questions arise or what problems need solved makes my job so much easier.

I do hope that we will be able to gather together again and have happy hours in our clubhouses and have friends come and eat and have our recreation events. Until we do I hope and pray that you and your families are safe. Please know that a line of communication is always open. You may email me at steve@sugarvalleylake.com or call me at 913-795-2120 or 795-2093. You may also come and see me in person.

Have a blessed New Year!

Steven Spencer
General Manager

Board President

Janet St. Clair-Hays

Well I must say, the past three years that I have been on the board have been an interesting experience. First and foremost, I want to say thank you to the general manager and the office staff for keeping this association running. Also, a big thank you to all of you who have done things behind the scenes to make this association a better place. January's meeting will be my last as a board member and I want to thank you for allowing me to serve on the board. I am sure that whomever we elect for the upcoming year will do a wonderful job. I would only ask that you extend patience and understanding to all.

I would like to recap a few of the items that have occurred over the past three years within our association. First, three years ago the board at that time hired a new general manager, Rich Morrell. When I became a board member he had been at his job for a couple of months. During the next year there were issues between management and owners, which resulted in the general manager stepping down. The board members interviewed different applicants and ended up hiring our current general manager, Steve Spencer. I wholeheartedly believe that was one of the

best decisions we have made for the association. Steve has done a wonderful job over the past couple of years.

Other accomplishments include a new association swimming pool which is in process as I type this letter, a net profit for the past three years (we had net losses for 8 of the 10 years before these last three), immeasurable debt reduction, and more. Hidden Valley Clubhouse received funds to replace their roof, and the lake committee there have restocked fish and cleaned the swimming area at their beach. Roads at both lakes have been improved. We are in the process of updating the kitchen at Sugar Valley Clubhouse. This year brought us a large obstacle in the form of the COVID-19 pandemic, but we overcame it. We are even now in the process of setting up the ability to stream our meetings online. I know that I have missed several other items, but these are the accomplishments that stand out to me.

I know that there are some members who believe that they are the only ones with concerns for our association. But please remember that even though you have strong feelings one way, there are another 3000 members that may have a differing opinion. Just because those members don't come to the meetings, doesn't mean that they don't exist, nor that their opinion doesn't count.



I believe that our association is on a path to making all things better. Please keep in mind that with assessments as low as they are, there is only so much that can be done. Our association offers a variety of services to all members. We have a golf course for those who golf, a lake for those who wish to use it, and we have two lake communities—one at Sugar Valley and one at Hidden Valley. We also have a clubhouse at each of the lakes. We are the only association with that service for its members. We have a new swimming pool going in for all those who wish to use it. We have also passed a fines schedule for helping with cleaning up of those properties that are not in accordance with the covenants.

Thanks again for the opportunity to serve as your board president for the past two years.

Paying Assessments

Your Assessments are vital to our association. You should have received a bill for your 2021 assessments. If you have not, please call the office and verify we have your correct address and contact information.

There are many ways to pay your yearly fees. A 'Payment' tab has been added to the website so that you can pay via credit card, making monthly

payments or payment in full. You can also pay in person at either clubhouse, mail a check, or pay over the phone with a credit card. Any unpaid assessments after April 1, 2021 will begin to accumulate late fees, and may be referred to our attorney for further action. It is your responsibility to ensure your payment is made. Thank you for your cooperation.

Biographies of Board Candidates

David Eastwood

Hi, my name is David Eastwood. My wife, Laura and I live North of Mound City. Many of you know me because we own and operate a general construction company (D&L Services) and have worked on many lots at both lakes for many years. We have owned property at HVL for over 20 years now, and hope to retire there in the near future. Laura and I also own The Old Centerville Pumphouse (rental venue) and we also manage and operate a rural water district.

I believe that with my construction and business experience that I could be an asset to the board. I want to listen to the owners and represent them to make both communities thrive. Thank you.

Brenda Hallstorm

Hello, my name is Brenda Hallstrom and I am from Paola, KS where I live with my husband Dave. My son Cody Hallstrom and his wife Casey along with my husband and I purchased lake front property at SVL almost 6 years ago. We love the lake life and the community surrounding it. Our family has been involved in many aspects of SVL by joining committee's, eating at the Club House, helping run the Redneck Golf tournament to simply making friends.

I am very excited and willing to do what it takes to make SVL and HVL the best they can be. I have served on the Paola School Board for 8 years and helped the Paola Chamber with many events along with owning my own business. I have a business degree and was a Staff Accountant for 19 years. I want to be involved, provide communication, build our community up and make SVL and HVL a wonderful place to live. I will serve the board to the best of my ability.

I am hoping at some point in the near future to be living at the lake full time but before that happens, I have no problem with being there for meetings...just gives me more lake time! I would appreciate your vote, thank you.



Michael Iverson

My name is Michael Iverson. I would like to submit my name for the Board of Directors for Sugar Valley/Hidden Valley Lakes Homes Association. Below is a brief summary about myself.

My interest and involvement with Sugar Valley Lakes goes back to the early 70's when my parents, Sherman and Mary Iverson, moved into their mobile home on the weekends. My in-laws, John and Marjorie Swarts, built and moved into their house on the lake on the weekends. You may be familiar with the house, the one with the rather large retaining wall. My wife and I moved into our home part time in 2010 and full time in March 2020.

I graduated from Kansas State College of Pittsburg Kansas in 1970 with a Bachelors Degree in Business Administration with an emphasis in Accounting. I was a Controller for Sears, Montgomery Ward, Helzberg Diamonds and then a Director for Water District No. 1 of Johnson County Kansas for 25 years before retiring in 2009.

My previous board and association experience include Chairman of the Board of the Mission Area Chamber of Commerce, Board Member and President of the Old Mission Kiwanis Club, Vice President of the Greater Kansas City Financial Executives and President of

the Cornhusker Controllers Association. I was a Certified Fraud Examiner.

I am also a veteran having been in the Army National Guard until I retired in 2008 at the rank of Chief Warrant Officer 3 after 34 years of service.

I am an active member of the American Legion of Mound City Kansas. I am currently in charge of the Audit Committee for Sugar Valley/Hidden Valley Lakes Homes Association.

Thank you for giving me the opportunity to continue my involvement in Sugar Valley/Hidden Valley Lakes by being a Board member of the Homes Association.

Loren Lance

Sugar Valley Lake/ Hidden Valley Lake Members: My name is Loren Lance and I am running for a board position for Hidden Valley Lake/Sugar Valley Lake. I am a local farmer, rancher, diesel mechanic and my wife and I own The Mildred Store in Mildred Kansas. We have 2 daughters Lydia and Korenne and 4 grandchildren. I have been a resident of Bronson KS for 35 years, and live 7 miles from HVL. We own property there also. I have been a board member for 3 years now and would like your vote to remain as a director on the board. I am a strong believer of being FAIR to both lakes as

well as trying to solve problems that occur along the way. I feel my position on the board is valuable to represent you and your families for your needs and concerns here at both lakes. Any questions feel free to give me a call at 620-215-2614 Thank you for your support!

David Zyla

Hello property owners of Sugar Valley and Hidden Valley Lakes. My name is David Zyla and about 5 years ago on a cold February morning we took a 4 hour drive to visit SVL. After a day spent driving up and down the roads- we fell in love with the community and purchased our lot at SVL. My family- wife Beckie and three kids- Austin, Courtnie, and Evin, as well as a handful of foreign exchange students- have found the lake a great place to relax, visit with friends and enjoy the community. We've owned our Nebraska home for about 12 years and I have worked the past 9 years as a Connectivity Service Engineer throughout Southeast Nebraska/Northern Kansas for a Nebraska based office supply company. Prior to that I was a correctional officer for the State of Nebraska. Even with the distance between home and the lake- we find ourselves spending a great amount of time at SVL and look for any opportunity to spend even more. When looking at the lakes, we looked at the amenities available as well as the



2021 Golf Schedule

League every Wednesday morning for all seniors @ 9am.
(Men and women 50 & older).

Jayhawk Linn High School JV Tournament

Thursday, April 15th @ 3:00 pm / Course Closed @ 1:00 pm

Jayhawk Linn Junior High School Tournament

Tuesday, April 20th @ 2:30 pm / Course Closed @ 12:30 pm

Jayhawk Linn High School Varsity Tournament

Thursday, April 29th @ 1:00 pm / Course Closed @ 11:00 am

Senior League vs Deer Trace

Monday, May 3rd / Course Closed until 2:00 pm

Jayhawk Linn High School Varsity League Tournament

Monday, May 10th @ 10:00 am / Course Closed until approximately @ 3:00 pm

Ladies Tournament

Tuesday, June 8th / Course Closed until 3:00 pm

Senior League In House Tournament

Thursday, June 24th

Redneck Golf Tournament

Saturday, June 26th / Course closed @ 10:00 am

Senior League vs Deer Trace

Monday, July 12th / Course Closed until 2:00 pm

Super Scramble Tournament

Begins Friday, July 23rd - Ends Sunday, August 8th

Stice Memorial Tournament

Saturday, August 7th / Course Closed All Day

Knights of Columbus

Saturday, September 11th / Course Closed All Day

Couples Tournament

Sunday, September 12th / Course Closed All Day

Senior League vs Deer Trace

Monday, September 13th / Course Closed until 2:00 pm

Senior In House Tournament

Thursday, September 23rd

2021 Annual Year End Senior In House Tournament & Dinner

Thursday, October 7th

2021 Board Meetings

Meetings start @ 6:30pm with the exception of Saturday meetings.

Thursday, January 21st SVL

Saturday, January 23rd Annual Members Meeting @ 9:00am SVL

Thursday, February 18th HVL

Thursday, March 18th SVL

Saturday, April 17th @ 1:00pm

HVL

Thursday, May 20th SVL

Thursday, June 17th HVL

Thursday, July 15th SVL

Thursday, August 19th HVL

Saturday, September 18th @ 1:00

pm SVL

Thursday, October 21st HVL

Thursday, November 18th SVL

Thursday, December 16th HVL

Tentative Fishing Schedule

March 21st Hidden Valley Lake

April 18th Critzer Lake

May 9th Mound City Lake

June 6th Cedar Creek Lake

July 18th Mound City Lake

August 15th Hidden Valley Lake

September 12th Critzer Lake

September 25th & 26th Mound City Lake/ Hidden Valley Lake

We will follow up with the full schedule, rules and times after the first of the year and will send copies over to SVL. Please keep in mind that this schedule may change. If you want to participate in a fishing tournament contact Earl Capp @ 620-215-4131

Sugar Valley Rec Schedule

If you can help on any of these dates please call Beverly Krum: 913-795-4576. For all dinners that the committee provides, please call ahead so they know how much food to prepare.

The first Thursday of every month is bunco @ 9:30am. Bring a snack to share. Cards are Wednesdays @ 1:00pm

Saturday, February 20th @ 6:00pm - Strictly Potluck

Bring a lot of your favorite food to share.

Saturday, March 13th @ 6:00pm - Taco Crunch Dinner

Furnished. Bring desserts and sides. Bingo following dinner. Bring white elephant gifts for prizes.

Saturday, April 10th @ 6:00pm - Beans & Cornbread

Furnished. Bring desserts and sides.

Saturday, May 22nd @ 6:00pm - Country Cookout

Hamburgers and hot dogs provided. Bring fixings, sides, and desserts.

Saturday, June 12th @ 6:00pm - Strictly Potluck

What you bring to share we eat.

Sunday, August 15th @ 2:00pm - Ice Cream Social

Ice cream and toppings furnished. Bring cakes and cookies for cake walk.

Saturday, September 18th @ 6:00pm - Pig Roast

Bring sides and desserts.

Saturday, October 23rd @ 6:00pm - Hayride & Bonfire

At campgrounds. Costume contest for children. Judging is at 6:30pm. Hot dogs and hot chocolate furnished. Bring snacks to share.

Saturday, November 20th @ 6:00pm - Thanksgiving Dinner

Turkey, dressing, mashed potatoes and gravy furnished. Bring sides and dessert.

Saturday, December 18th @ 6:00pm - Christmas Dinner

Meat furnished. Bring sides and desserts. Santa may come. If you choose, bring a \$5 gift for exchanging.

Hidden Valley Rec Schedule

All events at Hidden Valley are listed on our Facebook page.

overall cost of the HOA fees. All of the amenities provided are a very important part of our communities and the cost burden passed to the property owners should be kept as minimal as possible. We need a sound board of directors that listens to its members, is transparent, and does not spend frivolously at the expense of the property owners. I hope you share my feelings about SVL/HVL and consider voting for me as a board member. Together we can make the lake a great place for our families and friends for years to come. I look forward to the communities progressing for the betterment of all- Dave Zyla davezy-la5@gmail.com
402-335-0143

Tank Pump Information

Tank Pumps may be scheduled by calling our office @ 913-795-2120 or 913-795-2093.

If scheduled before noon, Monday through Friday, we will do our very best to pump the same day if needed.

We do not send out bills for tank pumps. They need to be paid the day of

service.

You may pay by credit card when you call to schedule your tank pump, online through our website, in person at either clubhouse, or by leaving a check for the driver. Thank you.

Linn County Rural Water District #2

Linn County Rural Water District No. 2 is excited about the planned expansion of their water distribution system around Sugar Valley Lake. Excess capacity will be available in the new waterlines so please contact RWD No. 2 if you are interested in becoming a member. Construction is likely to begin in the summer of 2021, with the line generally being installed at the edge of yards next to the road. As part of the subdivision covenants, from 1973, a 10-foot utility easement is provided on all sides of every lot. Trees and paved driveways will be bored, otherwise most of the waterline will be installed by trenching. We look forward to this exciting improvement and hope that the short-term construction activities will be relatively painless. If you have any questions please contact the Rural Water District No. 2 @ 913-795-2294.

Happy Hour!

Come enjoy happy hours at both lakes between 6:00pm and 8:00pm on Fridays and Saturdays. Special prices on food and drinks!

Contact Us

Office 913-795-2120 or
913-795-2093
SVL Security 913-755-1566
HVL Security 620-224-7147
SVL SnackBar 913-795-2120
or 913-795-2093
HVL SnackBar 620-743-3781

2021 Golf Rates

Annual - Sales Tax Included

\$860 Family & Shed
\$655 Individual & Shed
\$620 Family
\$415 Individual
\$ 75 Junior, ages 13 to under
18, excludes JLHS Golf Team
Members

18 Holes - Sales Tax Included

Guest \$21
Member \$16
Junior – ages 13 to under 18, non
JLHS Golf Team Member
\$5 walk or ride with member

Golf Carts - Sales Tax Included

Guest \$18
Member \$14

Must be at least 18 years of age
to rent a cart.

\$20 Yearly Personal Cart Trail
Fee (will be used for cart path
addition & repair)

Washing of carts with Associa-
tion hose and water spigot \$ 1

Cart Sheds

Must pay for Annual Family or
Annual Individual Golf Fees to
rent a golf shed, cost is covered
under those fees.

2021 Swimming Pool Rates

Daily

\$ 3 Member
\$ 5 Guest – Must be accompa-
nied by a member.

Annual - Members Only

\$50 Individual
\$75 Family

Children under 5 years old free;
must be accompanied by an
adult.

Everyone entering pool area
must sign in and receive that
days wristband, this includes
yearly members.

Schedule of Fines

Schedule of Fines for Violations of Governing Documents of Sugar Valley Lake Fine Schedule Process August 20, 2020

The following process and fine schedule shall apply to violations of any of the Covenants and Restrictions. The enforcing body is the Board of Directors of the Association (the "Board").

1. Notice. A written notice of an alleged violation, written by an agent designated by the board, will be mailed to the applicable owner. Such notice shall provide the owner with 21 days from the date of the notice to do one of the following:

- (a) Correct the alleged violation; or
- (b) Contact the Board and negotiate a timeline for correction; or
- (c) Request a hearing in front of the Board.

2. Hearing.

- (a) In the event that the owner elects to request a hear-

ing, the Board shall schedule one within 30 days of receipt of the request.

(b) At the hearing, the owner shall be given a reasonable opportunity to address the Board and to present evidence in support of his or her position.

(c) Any parties opposing the owner's position (such as another owner within Sugar Valley Lake) shall likewise have a reasonable opportunity to address the Board and to present evidence of the alleged violation and/or to counter the evidence provided by the owner.

(d) Subject to the foregoing, the balance of the process shall

Article	Section	Brief Description	Fine
III	1(b)	Structures in the rear of the dwelling house shall be sightly, of neat construction and of a character to enhance the value of the property.	\$50
III	1(c)	No outside toilets shall be allowed.	\$50
III	1(d)	No debris, junk or unsightly accumulation of materials.	\$50
III	1(e)	All materials for the construction of the outside of the dwelling shall be new.	\$50
III	1(f)	All buildings must be finished on the outside/ no mobile home, camper, trailer, tent, or temporary structure allowed outside designated area unless being used by owner or guest as temporary camping or during construction a permanent dwelling.	\$50
III	1(h)	No signs may be placed or maintained on any lot except in the area approved for commercial use.	\$50
III	1(l)	Discarding of refuse in the lakes, on the street, parks, or any area, or the altering, defacing, or damaging of any signs, equipment, or facilities is prohibited. Molesting of swans, geese, ducks or any wildlife is prohibited.	\$50
		Unlicensed ATV/Watercraft	\$50
		Dogs at beach	\$50
		Prohibited dumping of refuse	\$50



be left to the discretion of the Board.

(e) The Board shall have the authority to continue the hearing to a later date to allow for the collection of additional evidence and/or to extend deliberations if it deems the same necessary.

(f) The Board shall render its decision in writing within 15 days after the close of the hearing(s).

(g) In the event that the Board rules against the owner, the owner shall have 10 days to correct the violation or be subject to fines and costs as provided in the attached schedule.

(h) The owner shall bear its own costs and expenses in connection with the alleged violation.

3. In the event that the owner does not request a hearing within the 21-day period of, in the case the owner does not prevail in his/her hearing, the Board shall then have immediate authority to impose fines and costs in accordance with the fine schedule adopted by the Board.

4. Each violation may be assessed again every 30 days until the violation has been remedied.

5. In the event that the alleged violation relates to a building in violation of code, the owner charged with a violation shall immediately cease construction or other develop-

ment work until such time as the alleged violation has been resolved, whether through remediation of the violation or a decision in favor of the owner through the hearings process.

6. All fines and costs levied hereunder as well as all costs incurred by the Board in connection with enforcing the Covenants and Restrictions against any owner (but specifically excluding costs associated with a hearing for an owner who substantially prevails after such hearing) shall be additional assessments against the applicable owner's lot under the Covenants and Restrictions.

7. Any fines levied against an owner shall be payable within ten (10) days after the date of written notice of the imposition of the fine. If fines are not timely paid, they will bear interest from the initial due date at the lesser rate of (i) twelve percent (12%) or (ii) the maximum rate permitted under applicable law. If fines and late fees are not paid within six months, the Board will have a lien on the owner's lot and may foreclose the same. The owner shall reimburse the Board for all costs associated with the lien, including, without limitation, all foreclosure costs and expenses. All fines received by the Board will be deposited in the Property Owner's Association's operating account.

