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| Sugar Valley Lake Homes Assoc,. INCPO Box 247 53 Fairway DriveMound City, KS 66056 |

Association Manager

Sugar Valley Lake Homes Assoc., INC. 2019

es Assoc., Inc 2018

**Richard C. Morrell**

It has been just about a year since I was hired to become the SVL Association Manager. I was offered the job in late December and started officially on February 1, 2018.

I can say without hesitation that is has been a year of learning for me. After a 42-year career in higher education culminating in two different jobs at the vice president level, I felt comfortable taking on this new challenge rather than just ‘retiring at the lake’ which was my original plan.

I felt I had the budgetary and the personnel management experience to take on this job. As it turned out, all of my administrative experiences provided a solid background, but I quickly found that there was much, much more ‘stuff’ that I didn’t know.

I grew up on a Linn County farm just eight miles west of where my lake house now sits. So, I was familiar with gravel roads and knew generally that they needed to be maintained. I knew not the intricate details of how the roads must be graveled and crowned, how they needed to be groomed by the road grader and how the ditches constantly needed to be contoured to be sure the water was flowing in the ditches and not on the roads.

Likewise, growing up on a farm, I was familiar with growing crops and grass. But, I had no familiarity with growing grass for tee boxes, roughs, fairways, and greens. I knew nothing of irrigation and cut worms.

Not to be repetitive, but growing up on the farm also provided me a certain amount of knowledge of machinery - tractors, mowers and other mechanical equipment. But not nearly enough!

Then, there are the lakes! I readily confess that I knew nothing about dams, overflow pipes, metered water, flumes, spillways, beavers, aquatic vegetation, water borne bacteria, carp and Diuron.

Did I mention managing food services or doing building maintenance like fixing bathrooms and bad roofs????

Suffice to say I knew ‘not enough’ about many of these areas of management to step in and ‘hit the ground running’. But, run, run we did! With more time and experience I am confident that I will make sound, significant and strategic progress for our lakes community. I may even have some time to enjoy the ‘lake-life’ trappings of boating, fishing, swimming, golfing and other enjoyable past-times at the Association properties.

Board President

***Kenny Otto***

It doesn’t seem possible but the end of the year is approaching way too fast. The New Year will also mark the end of my three years of service on the board of directors and my term as the President.

Ive seen many changes during my three years on the board. More than two of those years Ron Nickelson was our manager and made progress in many areas, even with funding being a huge problem. Ron worked very hard to increase the percentage of members paying their assessments and progress was made in that area. In February 2018 we saw a changing of the guard in the manager’s position and Richard Morrell took the reins. Richard continued the work in the area of increasing members paying their assessments. I am proud to say we are at nearly 80 percent paying their assessments. Funding continues to be a problem but simple math tells us the more members that pay their assessments, the more money we have to do all the things we need to get accomplished.

Neither Sugar Valley nor Hidden Valley Lakes are perfect, and never will be, but they can be better. Patience, cooperation, selflessness, service, and caring would go a long way toward making our communities better.

Be patient, the staff is trying to make things better.

Be cooperative, we can all work to make both communities better.

Be unselfish; remember your project may not be the highest priority to all the membership.

Service to our organization can be a great benefit. (volunteering to help)

Caring about others is just the Christian thing to do.

I have served my time on the board as a member, vice-president and president and have tried to make decisions based on what is best for all members. I wish the new board great success and feel they are in good hands.

God Bless and continued success for our organization

Paying Assessments

Please do not ignore your Assessments. There are many different ways to pay your yearly fees. A new PAYMENT tab has been added to the website so that you could 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, 2019 will go directly to a collection agency that reports to credit bureaus. It is your responsibility to ensure your payment is made.

2019 Daily Golf fees

Daily Rates- (18 holes)

Member …………………$16

Guest ……………………$20

Cart Rentals

Guest Golf Cart …………$18

Member Golf Cart ………$14

**(*5 hr. maximum for golf cart rentals*)**

***Minimum age for renting golf carts***

***is 18 years old.***



2019 Annual Golf fees

Golf, & shed $620

Family golf, & shed $820

Family golf $585

Annual golf for 1 $410

Jr. Annual golf (13-18) $65

(Please note: trail fee is factored into prices above.)

Biography, Michael Barrett

Sugar Valley

My wife, Karen, and I built a house at Sugar Valley Lake in 1998 when we were expecting our

first child. We moved here from Overland Park, Kansas and have never left. Sugar Valley has been a

great place to call home for the last twenty years. We couldn’t have asked for a better place to

raise our two children. My life is an open book. You can find me on the Sugar Valley Lakes

Facebook page if you want to learn more.

I have been self employed my entire working life. I started my first business, a wedding

photography studio, right out of high school and never looked back. In the last thirty years I have

expanded into school and sports photography and yearbook services. I also own several other

micro-businesses.

I’m not much into formalities. I do not come from a corporate or academic background. I tend

to like to get to the heart of the problem quickly and move forward with a solution in the fastest

manner practical. I’m a firm believer in the principal, “don’t let perfect become the enemy of

really good”.

If elected, I hope to be a voice for all of the great people of Sugar Valley Lakes. I want to see

us move forward together to make the lake a great experience for all its members. I want to

see reasonable rules made and enforced for the benefit of all owners. With your help, I think

the future of our association is bright. I would appreciate your vote.

***Michael Barrett***

Biography, Warren (Dave) Hamilton

Biography, Sandra Sands

Sugar Valley

Personal Background info:

    \* Married to Tom Sands for 41 years

    \* Two adult married daughters with 5 wonderful grandchildren

    \* Born and raised in Pennsylvania

    \* Moved to Olathe, KS in 1995

Professional Background:

    \* Retired as a Home Daycare Provider

    \* Good Samaritan Nursing Center Activities Assistant

    \* College Church of the Nazarene Nursery Director staffing and programming, 8 nurseries averaging over 100 babies and children in attendance.

Personal style of working with groups or in groups:

    \* I try to get along with everyone by listening to what others say and make decisions on the side of what is best for all concerned.

What would you like to accomplish during your term if elected?

    \* I would like to work toward unity amongst the membership.

    \* Be available as a liaison between members and the board.

    \* Help make decisions as a board director that will benefit all membership

***Sandra Sands***

*Sugar Valley*

I am Dave Hamilton and candidate for a seat on the Board to represent Sugar Valley Lake. My wife Cindy and I became members eight years ago to have place for our family and grandkids to enjoy.  I was raised in KC area.

I am a graduate of Wentworth Military High School and Junior College. I earned my commission in Us Army and served until I retired.

I also graduated from US Command College at Fort Leavenworth Kansas.

I earned my MBA at Harvard School of Business in 1985.

I was involved in family business from 1970 to 2000. We were a multi company ranging from golf courses, to swimming pools, to trucking, and lumber yards.

Cost cutting the budget and looking at spending is a major concern.

I feel one voice can speak for many and I would like to be in that position. Put the days of operating in the red behind us and making changes to get where we need to be.

Thank You for supporting me in this I truly think I can help make a change.

***Dave Hamilton***

**State of the Association**

 ***-By Association Manager Richard C. Morrell***

Please bear with me as I attempt to summarize the State of the Association as I see it from my vantage point. I say this because I have less than a year’s time with the Association and I fully realize that many of you have decades-long experience of living and serving here. So, please allow me to unapologetically claim my novice status amongst you.

**FISCAL**

This Association has some serious debt issues as I arrived on this scene. We have outstanding bank loans in excess of a quarter of a million dollars. I see this as a serious impediment to making positive progress for our Association.

I spent my entire administrative career in public, non-profit higher education. I worked for 42 years at 6 different institutions in 12 different positions beginning as a lowly resident assistant in the residence halls to Vice President of student services at two institutions. At EVERY institution where I worked we had a ‘reserve fund’ that we accumulated over the years. That reserve fund was there for the purpose of meeting demands that could not be predicted or planned for. The fund was there for use when other funding sources failed to bring in the expected amounts. Sometimes our 3 primary streams of revenue fell short. At times tuition dollars fell short of expectations as occasionally did state funding levels or endowment association funding.

Sometimes it was unplanned expenses rather than unexpected revenue shortfalls that led us to tap into our reserve funds. Although we knew roofs would need to be replaced, buildings would need to be renovated and other spending needs would surface – we never knew when they would occur.

For those reasons we created, nurtured and depended on our reserve fund.

Our Association has no reserve fund. None – zilch – notta.

In my opinion, our Association needs to develop a reserve fund. However, we first must successfully deal with our burden of debt. Debt will keep us poor. It will rob us of the ability to save to address future pressing needs. It also will keep us fiscally restrained as we have to expend our money on bank interest and principle on loans rather than improving our physical plant or increasing the value of the Association properties or enhancing the quality of life of our members.

Many people ask me if we had no debt would we be able to operate on the current rate of annual assessments. My unequivocal response is ‘yes’ when it is coupled with our other sources of revenue. In, fact, I am confident enough in my own fiscal expertise to say we could operate within the confines of that revenue stream and still put back funds in reserve. But, the excessive debt load must be addressed.

You can expect to see Board proposals supported and authored by me for reducing our debt and contributing to a reserve fund.

**Community Building**

In my view we have a very divergent constituency. Viewed another way we have a very broad based community. That is to say that we have members from all walks of life who have vastly different perspectives on what our lake community should be. And, to make matters even more complicated we have two lake communities that have markedly different population profiles who not surprisingly, have divergent and different wants and needs.

Make no mistake, we have millionaires who own Association property and we have those who purchased their lot for next to nothing because they have next to nothing. And, we have all the people in between those two extremes.

I strongly believe that some of my early initiatives have failed because I have not been able to put forward proposals that find the common ground between the diverse people who constitute our community.

My efforts this coming year will be to try to find the common ground on which we can all stand. Anything short of that condition will hamper us from being all our community can be. Expect proposals from me to be vetted much more broadly than my previous initiatives.

**Physical Plant**

It can be argued that we are a community of people. But, it is difficult in my way of thinking to our community without considering the inanimate features of our community – the physical plant. This includes lakes, dams, ditches, roads, ‘common properties’ constituting buildings, recreational venues (swim pool, golf course, beaches, basketball courts, etc.) and so much more.

A great deal of our ‘wealth’ as a community is contained in our physical plant. So, it is no great revelation that the physical plant demands a lions share of our fiscal resources.

We have a plethora of concerns that will challenge us in a myriad of ways. The State of Kansas is requiring several improvements and modifications to our lake dams. The Club House at Hidden Valley is in desprate need of a new roof. Our roads need more gravel and more grading. Our golf course needs better and thicker fairway grass and healthier grass on the greens.

**Moving Forward**

I am absolutely and unequivocally focused on advancing the Association. In all endeavors I will be grounded by our guiding statements – our mission, our vision and our values. In short, we will endeavor to enhance the property value and enhance the quality of member’s lives (Mission). We will aspire to be the very best lake community in the region (Vision). And, we will accomplish our short and long-term aspirations with honesty, integrity, and dependability in a spirit of justice and inclusiveness.

Notice of changes for 2019:

Registration and payment for boats, ATV’s, and tank pumps will be available through the website after March 1, 2019.

**2018 Board Meetings**

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

Thursday, January 17th SVL

Saturday, January 26th @ 9:00 amSVL

Thursday, February 14th HVL

Thursday, March 14th SVL

Saturday, April 20st @ 1:00 pm HVL

Thursday, May 16th SVL

Thursday, June 20st HVL

Thursday, July 18th SVL

Thursday, August 15th HVL

Saturday, September 21st @ 1:00 pm SVL

Thursday, October 17th HVL

Thursday, November 14th SVL

Thursday, December 19th HVL

**2019 Golf Schedule**

*Senior men and woman Wednesday @ 9 am.*

**Jayhawk High school JV Tournament**

Thursday, April 11th at 3pm

Course closed @ 1pm.

**Jayhawk Junior High Tournament**

Tuesday, April 16th at 3pm

Course closed @ 1 pm.

**Jayhawk High School Varsity Tournament**

Thursday, April 25th at 1pm

Course closed @ 11pm.

**Senior In House Tournament**

-Thursday June 6th

Course closed until 3pm.

-Thursday September 19th

Course closed until 3 pm.

**Ladies tournament**

Tuesday, June 11th

Course closed until 3pm.

**Senior League**

-Monday, July 15th

Course Closed until 3 pm.

-Monday, October 7th

Course closed until 3 pm.

**Knights of Columbus**

Sunday, September 8th

Course Closed All Day

**Couples Tournament**

Sunday, September 15th

Course Closed All Day

**Super Scramble Tournament**

Starts Friday June 21st

Ends Sunday July 14th

**Senior Year End Tournament**

Thursday October 3rd.

Course closed all day.

Sugar Valley Lake Homes Assoc., Inc.

PO Box 247

Mound City, Ks 66056

Address Correction Requested