

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 66056

Association Manager

Tracy Mayhugh

Greetings, members!

This has truly been a great year for our Association. As I reflect on 2023, I feel the urge to thank all of the employees at both lakes for their hard work and dedication to our community. I would also like to thank all of the committee members for their commitment and hard work, and I encourage all members to sign up for a committee or two at our Annual Meeting in January. Committees are a fantastic way to get involved and give back to the community. Finally, I would like to thank the Board for their dedication and leadership.

To our new members of the past year: welcome. We are glad you are here, and we look forward to getting to know you better. It is my hope for 2024 that we will continue to improve our community through the hard work and dedication of our members and employees.

Allow me to highlight just a few of our accomplishments in 2023.

First, we completely revamped Sugar Valley Clubhouse. We completed the new kitchen, installed new floors and furniture, and added a fresh coat of paint.

We adjusted our hours of operation at Hidden Valley Clubhouse to include serving breakfast on the weekends.

We rolled out a new Point of Sale program at both clubhouses. Sales at both Sugar Valley and Hidden Valley on all holiday weekends were up compared to last year.

Our maintenance team has been working diligently on our golf course, and we are on pace to be in good shape for the 2024 golf season. Maintenance has also worked to improve our roadsides, parks, and common properties, ensuring that they are mowed and tidied.

We hosted our first ever “spring-cleaning” event this year with help from the county and our members. This event allowed us to get rid of a lot of clutter and was a huge success.

As a reminder, you can stay up to date by visiting our community website, www.sugarvalley-hiddenvalleylakes.com. You can find information including our Bi-Laws, Covenants & Restrict-

tions, Rules & Regulations, and links to pay assessments or file permits. You can also sign up to receive updates via email when something is posted to the "Manager's Corner."

I look forward to 2024 and I continue to pray for guidance as we enter a New Year. I wish you all a blessed holiday season.

Tracy Mayhugh
Association Manager

Board President

David Eastwood

The year of 2023 has been one of progress for our Association. As I look back over the past twelve months, I feel proud of the positive growth that I have witnessed. We have made improvements in many areas and completed important projects, and managed to raise lot sales while doing so. As always, I would like to welcome our new members. I encourage you all to find a way to get involved in our community. The Board, Management, and Committee Members are working hard to keep this momentum going, but it takes all of us to continue making our Association better every day. We have a lot of exciting things planned and in motion for the coming year, and 2024 is on track to be another great year for the association. Thank you for the opportunity

to serve at this year's chairman.

David Eastwood
Board Chairman

Paying Assessments

Your Assessments are vital to our association. You should have received a bill for your 2024 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. You can also pay in person at SVL Clubhouse during office hours (M-F 8am - 4:30pm), mail a check, or pay over the phone with a credit card. Please note that going forward, any payment made by card will be subject to a small fee. If you prefer to avoid this fee, payment by cash or check will not be subject.

Any unpaid assessments after April 1, 2024 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

Dave Eastwood

"Greetings, members. My name is Dave Eastwood and I have been honored to serve on the Board of Directors of our Association for the past three and a half years, and have been President of the Board for the past three. I am very proud of what we have accomplished during this time. I currently live North of Mound City with my wife, Laura. Many of you know me because we own and operate a construction company, D&L Services, and have worked on many projects at both lakes over the years. We have owned property at Hidden Valley Lake for over twenty years, and we hope to retire there in the near future. Laura and I also own The Old Centerville Pump-house, a rental event venue, and manage and operate a rural water district. I believe that my experiences in business and construction make me an asset to the Board, and I would be honored to have the opportunity to continue serving. My goal has always been to listen to and represent the owners, and help both communities thrive. Thank you for your consideration.



Dave Bowers

"Hello, friends and family of Sugar Valley and Hidden Valley Lakes. First and foremost, I would like to express my gratitude for your time and consideration as a serving member on the Board of Directors for our amazing community. Allow me to introduce myself, my name is Dave Bowers and I am proud to call Hidden Valley Lake my home. My wife and I have owned our lot since 2021 and have been nothing short of overwhelmed at not only the beauty of the lake but the sense of community that is fostered here. So much so that we purchased an adjoining lot in order to share the same joy with those we love. In April of 2023, we made the very easy decision to sell our home and move our family here permanently. We have 6 children total, ages 25 - 8. I received my Doctorate of Pharmacy degree from KU and have been a pharmacist for over 14 years, managing a retail pharmacy and then being a Director of Pharmacy for a hospital for several years. Currently, I work from home as a pharmacist and one of the best things about my job is that I never have to leave HVL.

My main focus during my pharmacy career was centered on simplifying processes, maintaining compliance, exploring opportunities of shortcomings while exemplifying strengths. Some achievements I was able to pioneer was doubling sales at the retail location as well as ad-

vocating for, designing, negotiating funding for and constructing a fully compliant pharmacy in a rural setting with strict funding (through COVID). My main goal for consideration to the Board is to bring a seasoned leader to the table with a desire to bring a fresh outlook on problem solving while preserving the essence of what this community already has established. I will leave you with this final thought, if you would like to fully actualize our potential as a united community and experience it thriving, then I would humbly request your consideration for a position to be able to serve alongside everyone. Again, I would like to thank you for your time and consideration. Should anyone at any time have any questions or concerns, always please feel to reach me at (785) 418-1647. This invitation is extended to anyone in our community; please just let me know how I can help, there is never too big of an ask. Thank you.

Kaety Bowers

Hello ladies and gentlemen, My name is Kaety Bowers and my family and I consider ourselves extremely blessed to call HVL our home. Thank you for your consideration as a board member for our HOA.

We have and will continue to improve and beautify our lots but my ultimate goal by being on our HOA board is to help build a community that is in-

vested in our lakes and that can rely on one another. Our hearts have always been with helping people and to that point, my husband and I worked with a local business and churches to find donors and then the STARS program to get the new bus stop. We wanted one that could accommodate our local bus riders safely even before we knew that we would move here full time. In that same time period, I also worked with our Kansas State Representative, Trevor Jacobs, to petition for a grant to ensure we would have access to higher speeds of internet here. Those internet cables are being laid in Fulton as we speak. I have recently served on a Johnson County school board and have expertise with answering questions, navigating issues with patrons and even with the ins and out of digging into the everyday agendas and questioning or approving multi-millionaire expenses. However, I have absolutely NO desire to bring Johnson County to our lakes and we moved here for that very reason. We have something very special here and I would like to both preserve and improve it. So, with Yale Road in its newly improved state (sarcastically speaking) I think it's more important than ever to look after each other, especially our elderly population who may not be able to traverse these roads in inclement weather without 4WD. HOA election aside, please reach out if you need help getting your essentials from town-



I would be happy to do so. A little about me; I was born in Western Kansas and have lived in Kansas my whole life. As one of only a few dually licensed Cosmetologist and Cosmetic Tattoo Artists in the state, I specialized in assisting woman in regaining their dignity after being diagnosed with cancer, often with free or discounted services. I owned my own business from 2017 until 2023 when our economy forced me to close my doors. My husband is a pharmacist and thankfully is able to work from home so we moved here to start our homestead. We have six kiddos, ages 25 down to 8 and we look forward for the years to come. I am always available for a conversation so feel free to text me at (620) 474-4094 or email me at kaety.bowers@gmail.com. Thank you.

Loren Lance

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 two daughters, Lydia and Korenne, and five grandchildren. I have been a resident of Bronson, KS for 39 years and live 7 miles from HVL. We own property there also. I have been a Board member for several years now and would like your vote to remain as a director on the Board. I am a strong believ-

er 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 my a call at 620-215-2614. Thank you for your support!

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 summary about me. I will be completing my first three-year term on the Board in January 2024. My interest in 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 have owned property here for thirteen years. We moved into our home here part time in 2010 and full time in March 2020. I am currently the Board representative on the Audit Committee for Sugar Valley/Hidden Valley Lakes Homes Association. I graduated from Kansas State College of Pittsburg Kansas in 1970 with a bachelor's degree in business administration with an

emphasis in accounting. I was a Controller with Sears and Montgomery Ward, a Corporate Controller with Helzberg Diamonds and then a Director with 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, 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 and have served as Service Officer, I am currently the Financial Officer and I am a member of the Honor Guard which does funeral services for military personnel including flag folding's, presentations and rifle salutes. Thank you for giving me the opportunity to continue my involvement in Sugar Valley/Hidden Valley Lakes by continuing as a Board member of the Homes Association.

Russell Gray

Mr. Gray is currently the Credentialing Program Coordinator-Vendor Relations for the U.S. Army, Army University,



2024 Golf Schedule

Please keep an eye out on our website and Facebook page for tournaments and other course closures.

ACCESS, Army Credentialing Assistance program in Leavenworth, Kansas. Mr. Gray is responsible for coordinating all processes regarding vetting potential vendor applications, conducting web-based training seminars, and ensuring that approved vendors remain in compliance with White House, Department of Defense (DoD), and U.S. Army rules and regulations. The Army Credentialing Assistance Program provides clear pathways for enlisted, warrant officer, and officers the opportunity to obtain over 1600 civilian recognized credentials and licensures which include, but are not limited to CompTIA, Microsoft, Project Management, and Private Pilot certifications. Currently, Mr. Gray oversees 394 approved vendors, and is working to onboard and additional 1700. Prior to his current position, Mr. Gray was the Director of Air Force Credentialing Opportunities On-Line (AF COOL) for the Community College of the Air Force (CCAF), Maxwell AFB, Gunter Annex, AL. He is responsible for overseeing and directing the independent work of a wide variety of functions of the AF COOL Program, which enhance the Department of the Air Force goals and initiatives pertaining to force readiness, professional development, re-

tention, and transition of Air Force members. Mr. Gray also served as a Liaison for both Army and Air Force Credentialing Programs to the Interservice Credentialing Opportunities On-Line (I-COOL) Council that is comprised of all service branches. Mr. Gray has more than 20 years of Air Force Customer Service experience and 10 years of higher education experience. He initially entered the United States Air Force as a Air National Guardsman in June 2000. Following basic training, he attended the USAF/USN Consolidated Food Service Apprentice Level course at Lackland AFB. After September 11, 2001, Mr. Gray was activated with the 255 th ANG at CRTC Gulfport, Ms., in support of Operation Noble Eagle and later transitioned to full active duty. His first active duty station was at Charleston AFB, SC in 2002, as a lodging specialist. Mr. Gray would deploy from Charleston in support of Operation Iraqi Freedom where, as an Airman First Class, he designed and stood up the first operational Mortuary Affairs Casualty Collection Point in Kirkuk AB, Iraq. He was awarded the first of three Air

2024 Board Meetings

Meetings start @ 6:30 pm

Monday, January 15th HVL

Saturday, January 27th Annual Members Meeting @ 9:00 am - Linn Co Fair Grounds - 4H Building

Monday, February 19th SVL

Monday, March 18th HVL

Monday, April 15th SVL

Monday, May 20th HVL

Monday, June 17th SVL

Monday, July 15th HVL

Monday, August 19th SVL

Monday, September 16th HVL

Monday, October 21st SVL

Monday, November 18th HVL

Monday, December 16th SVL

Force Commodation Medals for his dedication to service and critical expertise under combat situations. He transitioned from Charleston AFB, SC to Elmendorf AFB, AK in 2004 where he thrived as the Lodging Training Manager. Mr. Gray deployed from Elmendorf AFB, AK to Ali Al Salem AB, Kuwait in support of OIF, OEF, and HOA operations. From Elmendorf, Mr. Gray crossed commands and joined the USAFE family at Incirlik AB, Turkey in 2007. Here, Mr. Gray held the positions of Director and NCOIC during transition times that the positions were vacant, and Assistant NCOIC once the primary individual were on station over the 39 th AB Fitness Center. Mr. Gray

deployed in support of TCN Escort duties as a Lead Alpha Escort to Al Udeid AB, Qatar. He then transitioned one final time from Incirlik AB back to PACAF, returning to Eielson AFB, AK. At Eielson, Mr. Gray was originally assigned as the Food Service Training Manager, but was promoted to Readiness and Mortuary Affairs NCOIC. He was assigned to the Community College of the Air Force in March 2014 as a contractor with Booz Allen Hamilton responsible for establishing the Air Force Credentialing Opportunities On-Line (AF COOL) program as well as to manage several White House and National Defense Authorization Act (NDAA) credentialing pilot programs. Mr. Gray, along with his wife Susie, and his three boys, Christian, Jayson, and Adrian all reside in Wetumpka, AL.

2024 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

*Due to problems with the golf course, all 2023 annual golfers will be offered a 50% discount

Hidden Valley Rec Schedule

Every First Friday @ 6:30PM - Pool Tournament

Every Second Saturday @ 7:00PM - Karaoke

Every Third Friday @ 6:30PM - Bingo

Saturday, February 17th - Valentine's Party @ 7PM

Dinner for two. Details will be provided on SVL/HVL Facebook Page.

August 31st - Labor Day Weekend

Cake Walk, Corn Hole Tournament, and much more! Come join us to eat, drink, and dance to Trevor Holman & the Haymakers @ 7PM. It will be a fun-packed day at HVL!

Contact Jim Guffey at 620-224-7147 to sign up to help

on 2024 annual golf. This discount is only applicable to the golf fee itself, not for cart or shed rentals.

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

Cart Sheds

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

New SVL Playground

We are now raising money for a new playground at the Sugar Valley Clubhouse. Donations are accepted, and stay tuned for fundraising activities in 2024!

Permits

All permits (along with assessment payments) will now be handled by the office, during office hours.



Sugar Valley Rec Schedule

Contacts: Candace Sweet 816-835-5975, Tammy Rogers 913-207-4259, & Donna Stephenson 913-406-7419. If you can help on any of these dates, please contact Candace. For all dinners that the community provides, please call ahead or look for signups on Facebook so we know how much food to prepare.

Every Second & Fourth Saturday @ 4:00PM - Bingo

Buy in \$5 card or 5 for \$20; contact Donna Stephenson 913-406-7419. Please note: if there is bingo and a dinner on the same night, dinner will be held half an hour later, at 6:30PM

Saturday, January 20th @ 6:00PM - Favorite Crockpot Meal

Bring your favorite crockpot meal to share. Provide a copy of recipe.

Saturday, February 17th @ 6:00PM - Italian Potluck

Bring your favorite Italian meal to share. Provide a copy of recipe.

Saturday, March 30th @ 9:00AM - Breakfast & Easter Egg Hunt

Pancakes & Sausage provided, bring sides. Easter Egg Hunt 11:00AM.

Saturday, May 18th @ 6:00PM - Country Potluck

Burgers & Hotdogs provided. Bring fixings, sides & desserts.

Saturday, June 15th @ 7:00PM - Movie / Ice Cream Social & Pie Walk

Ice cream provided. Movie at dark. Bring lawn chairs/blankets. There will also be a pie walk.

Saturday, August 17th @ 6:00PM - Taco Crunch Dinner

Meat provided. Bring fixings, sides & desserts.

Saturday, September 21st - Fall Festival

Stay tuned for details.

Saturday, October 19th @ 5:30PM - Chili Cookoff, Hayride, Trunk or Treat, Costume Contest & Bonfire

Golf cart/trunk or treat & costume contest for children. Judging at 6:30pm. Hot dogs & hot cocoa provided, bring snacks to share.

Saturday, November 9th @ 6:30PM - Thanksgiving Dinner

Turkey provided. Bring sides & desserts. Bingo - bring white elephant gift if you choose to participate.

Saturday, December 14th @ 6:30PM - Christmas Dinner

Meat provided. Bring sides & desserts. Bingo - bring \$10 gift for prizes if you choose to participate.

Special Events

Be on the lookout for further details on Facebook/at the office!

Summer 2024 @ 9AM - Water Aerobics

Tuesdays & Thursdays, May 28th - September 12th.
Held at SVL pool.

Saturday, June (TBA) @ 6:00PM - Texas Holdem/ Bunco Tournament

Buy in & prizes.

Saturday, July 6th @ 8:00PM - Golf Cart/UTV Parade

Will be prizes.

Sunday, September (TBA) @ 3:00PM - Card-board Boat Races

Will be prizes.

Saturday, September 21st @ TBA - Craft Show

Along with Fall Festival.

Fall 2024 - Chair Yoga @ 8:30AM

Tuesdays & Thursdays starting Oct 15th, at SVL Clubhouse

Winter 2024 - Holiday Lights Contest

Winner will be announced at Christmas Dinner on December 14th.

Corn Hole Tournament

Date & Time TBD