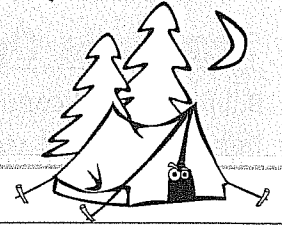


SUGAR VALLEY LAKE HOMES ASSOC., INC. 2016



PO Box 247, Mound City, KS 66056 53 Fairway Dr, Mound City, KS 66056 (913)795-2120 (913)795-2093

A note from the Board President & General Manager

Thanks to everyone that has been a support this year. Members volunteering are so necessary for a vibrant Association. Thanks again to one and all.

There are many projects planned for 2016. We will do what we can, but the extent of how many we can complete is directly related to how responsive the membership is to their assessment responsibility, but we are optimistic about the future.

Your Association Board and General Manager are united in their endeavors always welcoming constructive ideas. Get involved. Sign up for a committee. Attend Association functions and meetings. Help make us better.

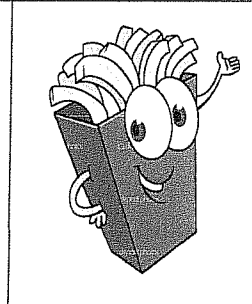
Thanks again and have a good 2016!
Russell Miller, Board President
Ron Nickelson, General Manager

Good Changes

Lot sales for 2015 totaled over \$20,000 this year. Many, many more lots exchanged owners, some being purchased from old owners and some from tax sales. We are seeing evidence of new members bringing guests who are considering becoming members. We anticipate strong lot sales to continue which will eventually reflect in all we do. Both Sugar Valley and Hidden Valley are unique and have distinct and separate characteristics. Be proud of what each community offers. Each property is the best in the world because you are a member.

Did You Know.....

- *Speed limit is 20mph in both communities
- *ATV's/boats (anything recreational driven on our roads) must belong to members and must be tagged every year
- *Activities are held at both lakes for members, see the recreation schedule to participate
- *Dogs must be on leashes and/or on your property
- *Building permits are REQUIRED for ALL structures
- *Dues are to be paid every year by March 1st



Food for Thought

Sugar Valley and Hidden Valley Clubhouse snack bars are busier than ever! Both locations have worked hard over the last few years to let the members know the convenience of using the clubhouses for the needs of food, beverages and snacks. Both locations have various short order foods, with better than average prices. Members feel a sense of community when they come in and it is amazing!

Sugar Valley seems to be popular for their biscuits and gravy, served all day long, and their juicy hamburgers. Cheese sticks and chicken strips seem to be a hit with most of the kiddos. Hidden Valley has a delicious shrimp basket and pork burger that can hit the spot when you don't want to drive to town.

When people come in they always find out new information and new happenings in the communities. Next time you are looking to grab a burger in town, needing a bag of ice, or just wanting to sit down and have a drink, remember that there is someone in the clubhouse ready for you to stop in and make you feel welcome!

www.sugarvalleyhiddenvalleylakes.com

From the Office

Billing out and communicating with members is important for the continuing progress of our Association. Mail services seem to have been an issue in the last couple of years. In trying to improve communication, we have a Facebook page (sugar valley hidden valley lakes) and a new website that has a more up-to-date look and function. On the website there is a function to sign up for email notifications and we highly recommend registering so that you can get important information and updates within the communities. **If you change your mailing address through the year you need to remember to call the office to make any changes.** Verify your phone number and give us your email address so that we

Security for the Association

Sugar Valley and Hidden Valley have security personnel that work diligently in keeping the flow of summer fun, safe & secure. Off-road vehicles that are driven on Association roads must be tagged through the clubhouses, providing current ownership (of the member) and liability insurance. This includes, but not limited to, golf carts, go-carts, four wheelers, mules, etc. Guests may not bring their recreational vehicles to the properties to use. With the communities growing there is more traffic, and also younger people on the properties, please be conscious of our 20 mph speed limit. As a member you are responsible for your guest's actions. Security's job is to keep our common properties safe. Security has no authority

can communicate with you if needed. As the number of returned invoices increase through the mail, we don't always get a forwarding address. If your bill continues to be returned, and the bill goes unpaid, we will have no choice but to send accounts to collections.

Invoices are sent out every year in November and the newsletter is sent out in December. If for some reason you do not get yours you should call the office to see if your information is correct. Yearly dues are due March 1st and will be sent to collections April 1st. Please be diligent in remembering your fees!

Payment options are always available! Please, if necessary, call the office to discuss payment options.

to become involved in any private or domestic issue. Recreational vehicles are to be on Association roads only, privately owned (unless owned by the individual) and common properties are off limits. Our dams are regulated by the State of Kansas and any vehicle caught driving on the damns is subject to Kansas laws & penalties. Being at the beach is part of the summer fun! Be aware that if you have guests, you must be with them or they will be asked to leave any common property until the members is personally with them. Our properties are for members in good standing, if dues are not paid you will not be able to use the property for fishing, swimming, golfing, showering, etc.

Tips to help sell your lot:

- 1) Clear your lot
- 2) Mark your property lines
- 3) Get current on dues & taxes
- 4) List on craigslist or Facebook
- 5) Post it for sale in the clubhouse
- 6) List any extra amenities; fire pit, electric pole, camper pad, etc....

Committees Coming Together

Committees are vital to the future of our Association. Each community has a Lakes Committee that advises us of their particular need. A six (6) year fish restocking/feeding program is in place with each committee doing their fish selecting. In 2015 Sugar Valley raised from donations an extra \$2500 for added stocking, as did Hidden Valley a couple years ago. Improvements for the following are planned: water/boat safety, security, boat registration, and lake health and boat ramp surveillance.

Recreation committees are also making some changes! New committee members are bringing fresh ideas and excitement into our communities, watch for expansion of the monthly events. Keep your recreation schedule handy and please take the time to come, enjoy your community, get to know your neighbor and participate in your recreational community.

Biography of Janet Jackson

My name is Janet Jackson and my husband of 34 years, Greg, and I have been property owners since 1997. We have two grown daughters and two grandsons.

We lived a majority of our lives in the Overland Park area and moved to Mound City in 2010. I worked for the US Postal Service for 31 years, ending my career as Postmaster in Mound City. I currently work part-time for Linn County Rural Water District #2 and manage Mound City Rental Housing. I also have a vintage store called Three Chicks and a Pony in my barn. In my spare time I enjoy flea markets, gardening our pets and of course our grandsons.

I would be honored to fill the position of the Board of Directors at Sugar Valley. We have enjoyed our time as property owners and look forward to many more years of "lake time" with our family and friends.

See ballot inside to mark and send back for vote

Beautification is important for the aesthetics of our communities. Hidden Valley has done a tremendous amount of volunteer work on their entrances this last year. Their committee worked together, did fundraisers and made their visions come to light. Sugar Valley has had some plants and time donated this last year and hopes to grow with new visions.

See insert for recreation & golf course schedule

Assessment challenge

We appreciate members paying their assessments, whether paying annually or monthly. Our objective is for you to feel the assessment is earned. However, with many members not paying we are limited in accomplishing this objective. The 2016 assessments of \$171 is \$14.25 monthly. My challenge to all non-paying members is to PAY MONTHLY. Start now!! If 300 of our non-paying members commit to \$14.25 monthly it would provide a YEARLY association income boost of \$51,300. What a difference that would make! So we challenge all who already know that the 2016 assessments will be a problem for them, address it now. Call the office to make your monthly arrangement. Be one of the 300.

Biography of Kenny Otto

My name is Kenny Otto and I am running for a Board of Director's position for Sugar Valley Lakes. I have been a member of the Association since 1977 and during the years I have enjoyed the privileges that come with being a member. My wife Diana and I have kids and grandkids that enjoy the lake, swimming pool, and golf course. I would like to be a part of making the Lakes a great place for years to come.

I was a teacher, coach, bus driver and principal in Jayhawk USD#346 school district from January 1975 until my retirement in June 2008. I then spent 5 more years as the Principal in the Hume RVIII school district and retired from Hume in June of 2013. During summers I have done many jobs, I ran the Mound City public swimming pool, painted houses, worked as a carpenter, sold insurance, worked at a gas station and did custom haying for local ranchers. I believe I have a wide range of interests and a varied background that would be beneficial in the position, your consideration would be appreciated.

Board of Directors meetings 2016:

All meetings begin at 6:30 pm

Phone:
SV (913)795-2120
or
SV (913)795-2093
&
HV (620) 743-3781

Fax:
(913)795-2883

E-Mail:
svlhvl@embarqmail.com

January 21st- @ Sugar Valley
January 23rd, Annual Meeting-Sugar Valley @ 9:00am
February 18th- @ Hidden Valley
March 17th- @ Sugar Valley
April 21st- @ Hidden Valley
May 19th- @ Sugar Valley
June 16th- @ Hidden Valley
July 21st- @ Sugar Valley
August 18th- @ Hidden Valley
September 15th- @ Sugar Valley
October 20th- @ Hidden Valley
November 17th- @ Sugar Valley
December 15th - @ Hidden Valley

We're on the Web!

Visit us at:

www.sugarvalleyhiddenvalleylakes.com

CAMPER AUCTION TO BE HELD ON APRIL 2, 2016

Sugar Valley has an accumulation of abandoned camper trailers, not moved or tagged for several years. If one of these is yours please claim it through the clubhouse. Unclaimed campers will be considered abandoned and auctioned off.

Sugar Valley Lake Homes Assoc., Inc
PO Box 247
Mound City, KS 66056

