

# SUGAR VALLEY LAKE HOMES ASSOC., INC.

## Inside this issue

- Manager & Board President Comments
- Paying Assessments
- Biography of Board Candidates
- 2022 Board Meetings
- 2022 Golf & Fishing Schedule
- Tank Pump Information
- SVL & HVL Recreation
- Contact Us
- 2022 Golf & Swimming Pool Rates
- Camping Permit Restrictions
- Camping Permit
- Winter Storage Permit
- Ballot & Proxy

Sugar Valley Lake Homes  
Assoc., INC  
PO Box 247  
53 Fairway Drive  
Mound City, KS 66056

## Association Manager

*Steve L. Spencer*

Greetings from your manager! At times it seems hard to believe that I have been the general manager for over two years. I know I have said it before, but I will say it again: this job is never boring!

2021 has been a productive if somewhat trying year. I have sold over \$72,000 in lots, and even though sales are higher during the spring and summer, I still receive several calls or emails a week regarding our association and the properties we have for sale.

We put in a new boat dock at Hidden Valley. The new swimming pool opened at Sugar Valley and was enjoyed by many members and their guests. We were able to have gatherings this year—happy hours and hog roasts and many other recreational events. Thanks to some wonderful volunteers the kitchen is almost complete at Sugar Valley, so stay tuned for the exciting new and improved grill.

I want to thank all the employees for showing up and trying their best. Like most businesses we have had a difficult time staying fully staffed, and so I appreciate more than ever the employees— maintenance workers, road grader, grounds keepers, pump truck drivers, bathhouse cleaners, security guards, snack bar workers, and office staff—for sticking by and with me through this year. We are always accepting applications so if you or anyone you know needs a job, please come fill out an application and if we aren't hiring at the moment, I will put it in the file for later.

The Board finalized the fines and passed a Winter Camper Storage Permit for building lots. You will find the permits, and more information about them, later in the newsletter and the Association will proceed with the new requirements starting in the Spring of 2022. I have heard from owners on both sides of this issue. I spoke to some owners who are very upset about what they see as unfair. Please know that the Board has passed this with the sole goal of following our governing documents, and, by doing so, helping to make our

properties more valuable. Please keep an open mind as we move through the process of notifying owners of violations and working with them to rectify any situation.

In closing I want to tell you all that I love Sugar Valley and Hidden Valley and I truly want our Association to be the best place it can be for both full time residents and weekend warriors. As some of you know, I lost my father this year and when something like that happens it helps you put into perspective what is MOST important. It also makes you remember there is always another side of the story. So my wish for us this Holiday Season is that we can each be kind to one another and try to remember that the Board, myself, and all of our employees are doing the very best we can to make the Association the best it can be. I hope you will join us.

Here is to a great 2022!!

Happy New Year!

Steve Spencer, Association  
Manager

## Board President

*David Eastwood*

As we come to this year's end and reflect over the past, it has been rewarding and at times very frustrating. Rewarding because of the progress that the

Association has made and frustrating because the progress wasn't larger. The Board and Management work hard to keep within the parameters of our governing documents, which in themselves offer many frustrations at times. It is all a work in progress, but it takes time to change and update. As always there are many obstacles we will face in the future and it certainly will be difficult to respond aggressively due to our limited budget. On the bright side; lot sales are still up this year and we would like to welcome all of the new owners. I encourage everyone to obtain a copy of the rules and covenants to make life at the lake fun and fair for everyone.

Thank you for the opportunity to serve as this years Chairman.

David Eastwood  
Board Chairman

## Paying Assessments

Your Assessments are vital to our association. You should have received a bill for your 2022 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, 2022 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

*Angela Cummings*

My name is Angela Cummings and I have recently purchased a home at Sugar Valley Lakes and it is my primary residence. I, as well as my parents, grandparents and great grandparents were born and raised in Linn County. I have 2 adult sons, a daughter in law and a new granddaughter that reside in Mound City as well. I have invested my entire career in helping others in Kansas through Social and Rehabilitation Services, serving on multiple boards and currently Director of Network Relations for Aetna Better Health of Kansas serving providers and Medicaid customers across the state. I have organized and managed multiple grants and fundraisers for other boards here in Linn County as well as surrounding counties over the years. I served on USD 346 School Board for 10 years as well as Fiscal Agent



for Linn County Children's Coalition. I have done a great deal of community outreach and I am eager to work with the community here at Sugar Valley as well as Hidden Valley. I see the great potential these lake communities have to offer for our local residents as well as our out of town residents and would like to be a part of that growth. I take pride in my home and surroundings, as do many here at the lakes and I am excited to see these communities thrive from the beautiful properties it has to offer. Working to build a network of providers for Aetna Better Health of Kansas has given me the experience to work with people of multiple cultures, diversities and geographic areas which I feel would be a great asset to the board as well as my position as Fiscal Agent for grant processes for the Linn County Children's Coalition. I hope to capture your vote on election day so I can assist in creating years of enjoyment for our future generations. Thanks for your consideration!

### *Sandy Thompson*

Thank you for the opportunity to apply for the board member role at Sugar Valley. After reviewing the board member description, it's clear to me you're looking for a candidate that's extremely familiar with the responsibilities associated with this role, and can perform them confidently. Given these requirements, I am certain that I

have the necessary skills to successfully do the job adequately and perform above expectations.

I am a proactive paraprofessional who has been consistently praised as hard-working by my co-workers and management. Over the course of my four year career, I've developed a skill set directly relevant to the board member role you are hiring for, including classroom management, adaptive teaching methods, in conflict resolution. Overall, I have consistently demonstrated leadership, problem solving, and communication abilities and every aspect of my paraprofessional role at USD 368.

I believe I would be a good board member because I am looking to better Sugar Valley. We have added value and revenue to Sugar Valley and are new members to the community. We joined the summer of 2019 and had our cabin delivered in Nov 2019. I believe I could help increase the value, activities and restaurant business that is provided for us so that we can all live as a happy community and enjoy all activities and entertainment provided by Sugar Valley. Thank you for your consideration

### *Dave Zyla*

Hello fellow property owners of Sugar Valley and Hidden Valley Lakes. My name is David Zyla and I am writing to ask for your support to continue my role as a board member for our association. My wife Beckie and I have owned property at Sugar Valley for roughly 6 years and enjoy the community and everyone we have met. We spend a great deal of time with our family and friends at Sugar Valley and have been impressed with the positive changes and growth we have seen. In October of 2020, I started working with the board of directors as an owner willing to drive about four hours to stream/record the monthly board meetings and publish them for our members. I understood the timing of these meetings may not work for a large number of our members and thought volunteering my time could be a benefit to all. Having access to these meetings not only gives the members the ability to be more involved and up to date with current changes, but also keeps the business of the association transparent. I have attended every meeting since that October meeting and in July of 2021, I was selected by the Board of Directors to fill an empty seat left from the resignation of one of our board members. My commitment to the association and our members has continued while in this role. As a



current board member, I understand we need to take care of our lakes, roads, facilities, and the amenities offered while continuing the work on ongoing issues such as outdated regulations, unpaid assessments, and general compliance issues. It is important we keep the association's financial security in the forefront as we look to our members and the needs of today for these solutions. We have seen great growth and positive change and by working together, with all of our members, we can continue the trend of making this a great place for our families to enjoy. I hope I have your support and your vote- Please feel free to reach out with questions or concerns.

## 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.

## 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 Snack Bar** 913-795-2120 or 913-795-2093  
**HVL Snack Bar** 620-743-3781

## 2022 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 Association 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.

## 2022 Swimming Pool Rates

### *Daily*

\$3 - Member  
 \$5 - Guest (must be accompanied 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.

## 2022 Golf Schedule

League every Wednesday morning for all seniors @ 9am. (Men and women 50 & older). Ladies golf meets every Tuesday evening @ 5:30pm. Contact Donna Largent 620-215-6119.

### Jayhawk Linn High School JV Tournament

Thursday, April 14th @ 3:00pm / Course Closed @ 1:00pm

### Jayhawk Linn Junior High School Tournament

Tuesday, April 19th @ 3:00pm / Course Closed @ 1:00pm

### Jayhawk Linn High School Varsity Tournament

Thursday, April 28th @ 1:00pm / Course Closed @ 12:30pm

### Senior League vs Deer Trace

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

### Ladies Tournament

CANCELLED

### Senior League In House Tournament

Thursday, June 23rd

### Redneck Golf Tournament

Saturday, July 16th / Course closed @ 10:00 am

### Stice Memorial Tournament

Saturday, August 6th / Course Closed All Day

### Senior League vs Deer Trace

Monday, August 8th / Course Closed until 2:00 pm

### Couples Tournament

Sunday, September 11th / Course Closed All Day

### Knights of Columbus

Sunday, September 18th / Course Closed All Day

### Senior In House Tournament

Thursday, September 22nd

### 2022 Annual Year End Senior In House Tournament & Dinner

Thursday, October 6th

### Senior League vs Deer Trace

Monday, October 10th / Course Closed until 2:00 pm

## 2022 Board Meetings

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

**Thursday, January 20th** SVL

**Saturday, January 22nd** Annual Members Meeting @ 9:00 am - SVL

**Thursday, February 17th** HVL

**Thursday, March 17th** SVL

**Saturday, April 16th** @ 1:00 pm

HVL

**Thursday, May 19th** SVL

**Thursday, June 16th** HVL

**Thursday, July 21st** SVL

**Thursday, August 18th** HVL

**Saturday, September 17th** @ 1:00

pm SVL

**Thursday, October 20th** HVL

**Thursday, November 17th** SVL

**Thursday, December 15th** HVL

## Fishing Schedule

There will be fishing tournaments in 2022, but the schedule is not yet available. We will post the fishing schedule on our website at <https://www.sugarvalleyhiddenvalley-lakes.com/>, on our Facebook page, and in both clubhouses as soon as it is made available.

## Sugar Valley Rec Schedule

Contacts: Candace Sweet 816-835-5975, Tammy Rogers 913-207-4259, Donna Stephenson 913-406-7419 & Beverly Krum 913-795-4576. If you can help on any of these dates please call Candace Sweet. For all dinners that the committee provides, please call ahead or look for signups on Facebook so they know how much food to prepare.

The third Saturday of every month is Bunco @5PM. Contact Julie Fagan 816-656-9852. Bingo is the second Saturday of every month @4PM. Buy in \$5 card or 5 for \$20. Contact Donna Stephenson.

### **Saturday, January 15th @ 6:00PM - New Year/New Recipes**

Bring a new recipe you've never tried. Provide a copy of recipe to share. There will be karaoke!

### **Saturday, February 19th @ 6:00PM - Spaghetti Dinner**

Spaghetti & noodles provided. Bring sides & dessert.

### **Saturday, March 19th @ 6:00PM - Favorite Crockpot Meal**

Bring your favorite crockpot meal to share. Provide a copy of recipe to share. There will be karaoke!

### **Saturday, April 16th @ 9:00-11 AM - Breakfast & Easter Egg Hunt**

Pancakes & Sausage provided, bring sides. Easter Egg Hunt 11:30AM.

### **Saturday, May 28th @ 6:00PM - Country Potluck**

Burgers & Dogs provided. Bring fixings, sides & desserts. Pool Party/ Movie Night to follow.

### **Saturday, June 18th @ 6:00PM - Taco Crunch**

Dinner provided. Bring sides & desserts. Karaoke to follow.

### **Saturday, August 20th @ 4:00PM- BBQ Cook-off Fundraiser**

\$50.00 entry fee. More Details to come. Ice Cream provided. Bring sides and desserts.

### **Saturday, September 17th @ 4:00PM - Pig Roast**

Pig provided. Bring sides & desserts. Dinner at 6. Music Jam Fest.

### **Saturday, October 22nd @ 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 12th @ 4:00PM- Thanksgiving Dinner**

Turkey, mashed potatoes/gravy provided. Bring sides & desserts. Bingo to follow - bring white elephant gift if you choose to participate.

### **Saturday, December 10th @ 4:00PM- Christmas Dinner**

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

## Hidden Valley Rec Schedule

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

## Special Events

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

### **Saturday, June 4th @ 6:00PM - Texas Hol- dem/Bunco Tournament**

Buy in & prizes.

### **Sunday, July 3rd @ 2:00PM - Boat Parade**

Will be prizes.

### **Sunday, September 4th @ 3:00PM - Cardboard Boat Races**

Will be prizes.

### **Saturday, October 29th - Trunk or Treat**

Time and location TBD.

### **Saturday, December 31st @ 8:00PM - New Year's Eve Party/ Karaoke**

**Bluegrass Festival**  
Time TBD (possibly 4:00PM)

### **Night Golf Tournament**

Date & time TBD. Golfers will need to provide their own glow in the dark balls.

### **Craft Show**

Booth fees \$50.00 Date & time TBD

## Permit Restrictions: Motorhome/ Camper/ Summer Temporary Camping

1. Association permits are required for any motor home, camper placed on any building lot for Summer Temporary Camping. Permits are not valid until Association has inspected said unit for location, type, size, pad type and condition and all fees, dues and fines are fully paid. The Association will place a current permit sticker on the window facing the street.
2. Only motor homes and campers of rigid sided construction, in good condition, showing no damage or rust and given written approval by the Association will be permitted on a building lot for the summer months from April 1 through October 31.
3. Motorhomes/Campers are to be used for temporary camping only, NOT as a permanent residence. All property owners suspected or reported to be utilizing a motorhome or camper as a permanent residence on a building lot will be required to provide a minimum of two (2) forms of proof of existence of their alternate permanent resi-

dence. Acceptable forms of proof include:

- a. TWO (2) recently dated utility bills which include your name and permanent residence address. No P.O Boxes will be accepted.
  - b. Copy of registered deed which includes your name and permanent residence address. No P.O. Boxes will be accepted.
  - c. A residential lease/ rental agreement which includes your name and permanent residence address. No P.O. Boxes will be accepted.
  - d. Government issued forms of identification (Passport, social security card/statement, driver license, vehicle registration, etc.) which include your name and permanent residence address.
4. Use of on board "porta-potty" type toilets are permissible, when emptied into the Association dumping station located at the bath house.
  5. Units with built-in sewage holding reservoirs must be moved to the Association dumping station at the bath house or must install a holding with a minimum capacity of 1500 gallons. Emptying sewage

or gray water into containers for transportation to the dump station is not permitted. Emptying sewage or gray water on the ground, in the lakes or non-approved areas WILL result in the loss of the temporary camping permit and a fine by the County in which the lot is located. Additional fines will be levied per the Kansas Statute 65-170d which states that no person shall place or discharge or permit any sewage to flow in any of the waters of the State. The result could be a penalty or fine up to \$10,000 per day.

6. All units must be level and placed on an approved pad.
7. Wheels must remain on the unit and will always remain non-permanent.
8. No skirting is allowed on any motorhome or camper on a building lot.
9. Units may not be placed on easements. All units must be placed a minimum of ten feet (10 ft) from the front, sides, and back lot lines.



Sugar Valley Lake Homes Assoc., Inc.  
**Summer Camping Temporary Permit for Motor Home/Camper**  
(April 1 through October 31)

I hereby request written permission from the Association to place the below listed motor home/camper on my building lot as stated in Article III, Section F of the Declaration of Covenants and Restrictions. By signing this permit application, I acknowledge (i) I am the owner of the camper/motor home below (ii) I have read, and agree to comply and shall be subject to, the Associations Summer Temporary Camping Permit Restrictions.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Location of Camper/Motor Home: SVL \_\_ HVL\_\_ Plat: \_\_\_\_\_ Lot: \_\_\_\_\_

Type of Pad: Gravel \_\_\_\_\_ Concrete \_\_\_\_\_ Other \_\_\_\_\_

Make: \_\_\_\_\_ Model \_\_\_\_\_

Brief Description/Color: \_\_\_\_\_

License Number: \_\_\_\_\_ License Year: \_\_\_\_\_ State: \_\_\_\_\_

Type of sewage disposal used: In ground holding tank on property \_\_\_\_\_

On board holding tank \_\_\_\_\_ On board port-a-potty \_\_\_\_\_

Anticipated date that the unit will be place on the lot: \_\_\_\_\_

Anticipated date that the unit will be removed: \_\_\_\_\_

Permit number: \_\_\_\_\_

I hereby authorize Association to remove the above unit to common storage area, at my expense, if I am in violation of any of the Association Governing Documents; and I hereby waive any and all right to recover damages to my personal and/or real property as a result of such removal. Such removal shall be made no earlier than 14 days after a certified letter of notice has been sent to the owner at the address provided above.

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Manager: \_\_\_\_\_ Date: \_\_\_\_\_



Sugar Valley Lake Homes Assoc., Inc.  
**Winter Storage Permit for Motor Home/Camper**  
(November 1 through March 31)

I hereby request written permission from the Association to store the below listed motor home/camper on my building lot during the winter (defined as November 1 through March 31).

By signing this permit application, I acknowledge:

- (i) I am the own of the camper/motor home below and I will not be living in the unit during the winter storage period;
- (ii) I have executed the Association's "Summer Camping Temporary Permit for Motor Home/Camper";
- (iii) I have read, agree to comply with, and shall be subject to, the Association's restrictions within this permit;
- (iv) I have prepared my motor home/camper for storage, including
  - a) winterizing the motor home/camper
  - b) removing all Waste/Trash
  - c) removing all Junk or Debris
- (v) I understand and agree this permit is subject to inspection by the Association and recognize the permit may be withheld if the motor home/camper is determined to be in Disrepair or otherwise not in Good Condition; or for noncompliance of any item within this permit, or for delinquency of any dues or fines owed the Association
- (vi) I have paid the \$50 annual "Winter Storage Fee".

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_

Location of Camper/Motor Home: SVL \_\_ HVL\_\_ Plat: \_\_\_\_\_ Lot: \_\_\_\_\_

Type of Pad: Gravel \_\_\_\_ Concrete \_\_\_\_ Other \_\_\_\_\_

Make: \_\_\_\_\_ Model \_\_\_\_\_

Brief Description/Color: \_\_\_\_\_

License Number: \_\_\_\_\_ License Year: \_\_\_\_\_ State: \_\_\_\_\_

Permit number: \_\_\_\_\_

I hereby authorize Association to remove the above unit to common storage area, at my expense, if I am in violation of any of the Association Governing Documents; and I hereby waive any and all right to recover damages to my personal and/or real property as a result of such removal. Such removal shall be made no earlier than 14 days after a certified letter of notice has been sent to the owner at the address provided above.

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

Manager: \_\_\_\_\_ Date: \_\_\_\_\_

