

# SUGAR VALLEY LAKE HOMES ASSOC., INC.

## Inside this issue

- Manager & Board  
President Comments
- Paying Assessments
- Biography of Board  
Candidates
- 2026 Board Meetings
- Board Meeting  
Conduct Reminder
- 2026 Fee Schedule
- SVL & HVL Recreation
- Ballot & Proxy

53 Fairway Drive  
Mound City, KS 66056

## Association Manager

*Tracy Mayhugh*

Greetings Members,

As 2025 draws to a close, I wish to take a moment to express my sincere and heartfelt appreciation for the collective effort that has driven the successes of our Association this year. While we recognize that challenges remain—and we are diligently working on ongoing improvements, particularly concerning our roads—the overall narrative of 2025 is one of significant accomplishment and community spirit.

### Our Gratitude:

#### Recognizing Dedication

First and foremost, I extend a special thank you to all of our dedicated employees at both lakes. Their consistent, tireless efforts behind the scenes are truly integral to the smooth and efficient operation of our community. I would also like to recognize our dedicated committee members for their invaluable contributions and leadership. Committees are an excel-

lent avenue to engage with neighbors and make a meaningful impact. If you haven't yet participated, I strongly encourage you to consider joining. We will be accepting sign-ups at our Annual Meeting in January, so please come prepared to connect and contribute. A deep and sincere thank you is also owed to the Board of Directors for their unwavering leadership and dedication. Their thoughtful decision-making is consistently moving our community forward. Finally, to our newest members: Welcome! We are delighted to have you join our community and look forward to the opportunity to connect with you.

### 2025 Community Highlights: Achievements Powered by Volunteers

This year's successes were largely fueled by the generosity and hard work of our volunteers. Here are a few notable highlights:

#### Playground Equipment:

Thanks to the HVL and SVL recreation committees and volunteers, HVL got new playground equipment down at the beach area, and SVL added playground equipment to sever-

In January, we paid the final invoice (\$20,000) for our share of the repairs made to the SVL main dam. Although the SVL main dam has been repaired, given the similar age of our other dams, we can expect to see an increase in expenses due to the upcoming need for repairs. Our dam inspections reveal that significant repairs are required to the 7-acre dam, including the pipe and spillway, as well as various leaks and issues with the 3-acre dam. The HVL dam will also need work around the outlet pipe and spillway. The Board is currently working with our engineers to verify the actual repairs required by the State of Kansas and the cost to the association.

In closing, please remember to appreciate our management and employees for their efforts. Board members volunteer their time to the association, and I encourage anyone interested to run for the board. With 90% of our dues collected annually, you can be assured that the Association continually works for the betterment of the communities within the resources made available to the HOA by its members. Here's to 2026!

## Paying Assessments

Your Assessments are vital to our association. You should have received a bill for your 2026 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, allowing you to pay via credit card. You can also pay in person at the SVL Clubhouse during office hours (Monday through Friday, 8:00 a.m. - 4:30 p.m.), mail a check, or pay over the phone with a credit card. Please note that, going forward, any payment made by card will incur 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, 2026, 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

### *Donni Motes*

I would like to introduce myself. I am Donni Motes, and I have been a full-time resident and member of Sugar Valley for 13 years. I am excited to be running for the open board position because I love our community and everything it has to offer. In my neighborhood I have organized a neighborhood watch program which

has helped me get to know those around me well, while helping ensure our neighborhood is safe.

There have been lots of positive steps happening in our association and I would like to be part of the progress. I will listen to members and their concerns while working with the other board members and employees to help make improvements. Having served for 3 years in the Missouri National Guard MP unit, doing volunteer work for the homeless in Quincy, IL and Hannibal, MO and being tied for best volunteer of Linn County in the past, I feel that I would be a great asset to our community. I would appreciate your vote and look forward to working with our community.

### *Dan Bailey*

My wife Wendy and I are both engineers with degrees from the University of Missouri - Rolla (now Missouri University of Science & Technology). My entire career has been spent at Cogent, Inc. a 100% employee owned Water and Wastewater Treatment Equipment company with locations throughout the Midwest.

Our family (Two daughters) were looking for a place to get away from "city life"; as both Wendy and myself grew up in rural farm settings. Our good friends the O'Neils (Pam

Election of Board Members  
Sugar Valley Lake Homes Assoc., Inc.  
January 24th, 2026 at 9:00am

This proxy is solicited on behalf of the management of the SVL/HVL Homeowners Association. The undersigned does hereby appoint the Board of Directors of Sugar Valley Lake Homes Associations, Inc. as the proxy holder of the undersigned vote and to act for the undersigned at the Annual Members Meeting according to the number of lots the undersigned would be entitled to vote, if personally present at said meeting, and any adjournments thereof, with full power and authority to act for the undersigned, and with all powers that the undersigned would possess if personally present; unless the member appoints a designee that is a member with Sugar Valley Lake Homes Association, Inc. (see Article XIV, Section 1 of By Laws)

I assign my proxy vote for the 2026 Board of Directors election for Sugar Valley to:

To: \_\_\_\_\_ (write in name) or

Sugar Valley Lake Homes Assoc. Board

Sugar Valley

Total Number of lots owned \_\_\_\_\_

Hidden Valley

Plat(s) \_\_\_\_\_ Lot(s) \_\_\_\_\_

Print member name \_\_\_\_\_

Member Signature \_\_\_\_\_

Date \_\_\_\_\_

If you do not plan to attend the Annual Meeting please mark, sign, fold, seal and return the proxy by return mail. If mailing, the signed proxy must be received in the mail no later than January 23, 2026. If planning to attend, Proxy may be turned in by hand at the Annual Meeting before the meeting has opened. The proxy MUST BE SIGNED to be considered valid.

## Hidden Valley Rec Schedule

Every Saturday @ 7:00PM - Queen of Hearts

Every Third Friday @ 6:30PM - Bingo

Saturday, February 14th - Valentine's Dinner & Dance

Details will be provided on SVL/HVL Facebook Page.

Friday & Saturday, May 22nd & 23rd- Memorial Day Party

Friday garage sale. Saturday cake walk, cornhole tournament, games for kids, rib dinner, and live band.

Saturday, July 4th- Poker Run on the Lake

Details will be provided on SVL/HVL Facebook Page.

Friday & Saturday, September 4th & 5th - Labor Day Weekend

Friday Hidden Valley Idol at 7pm. Saturday cornhole tournament and cake walk games for kids, dinner and Trevor Holman and the Haymakers Band.

**Chiefs Games**

Watched at the clubhouse. Bring snacks to share.

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

## 2026 Board Meetings

The board meeting schedule for 2026 will be posted on Facebook, as well as on our website, when it is complete.

Washing cart with Assoc. hose & water spigot \$5

### Cart Sheds

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

### Pool

Free Member

\$3 Guest

### Recreational Vehicles

\$25 Golf Cart - Road Use

\$50 All other Rec. Vehicles

### Recreational Vehicles

\$25 Golf Cart - Road Use

\$50 All other Rec. Vehicles

### Building Permits

\$75 Home

\$25 Other

Obtaining a building permit after construction is started or completed is \$100

### Other

\$30 Transfer Fee

## 2026 Fee Schedule

### Assessments

\$229 Late fees begin April 1

### Bathroom Key

\$15 First time/exchanged key

\$55 Lost key

### Boats

\$25 Trolling Motor

\$55 Up to 100 HP

\$65 Over 100 HP

\$70 Personal Watercraft

\$15 First time/exchanged key

\$55 Lost key

### Campers

Free Summer Permit

\$55 Winter Storage Permit

### Annual Golf *plus tax*

\$880 Family & Shed

\$675 Individual & Shed

\$640 Family

\$435 Individual

\$95 Junior, ages 13 to under 18, excludes JLHS Golf Team Members

\$40 Golf Cart Trail Fee

### Daily Golf *plus tax*

Member \$20

Guest \$28

Junior - ages 13 to under 18, walking or riding with member \$10

### Golf Carts

Member \$14

Guest \$18