

NEIGHBORHOOD HARVEST



Life Connected.

Community Newsletter

OCTOBER 2025



This month's newsletter includes important community updates from the Sutton Fields Homeowners Association.

In addition to these updates, we've included detailed information about the Declarant Control Period and what it means for community governance. Please take a moment to review this information thoroughly.

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Visit our website at suttonfieldshoa.com



Leasing Update

Rental Cap Reached

We want to inform all homeowners that **Sutton Fields has reached its maximum allowed rental cap**, as defined in our HOA governing documents. This means that **no new lease or rental requests will be approved at this time.**

To help protect home values and maintain the quality of our neighborhood, the HOA is actively enforcing this policy. Unauthorized leasing activity will be reviewed by the board and may result in fines or other enforcement actions.

As part of our enforcement efforts, listing platforms such as NTREIS MLS, Zillow, real estate websites, and social media are being actively monitored for unapproved rental postings. We want the community to know that this is being taken seriously and addressed promptly.

If you have any questions or wish to inquire about future availability on a rental waitlist (if applicable), please reach out to Essex HOA Management, via the Contact Us link on our HOA website.

If you reside within a rental property we suggest speaking with your landlord or property manager to ensure compliance with community rental regulations.

We appreciate your cooperation in helping us maintain the integrity and long-term appeal of Sutton Fields.



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Community Calendar



Sutton Fields Trick-or-Treat

Fri, Oct 31 | 6 – 9 PM

Homeowners can expect a traditional Trick-or-Treat experience with a coordinated community start time, a Trick-or-Treat map of participating houses, and we'll open the Amenity Center as a stop to grab a bite and connect with neighbors.

Visit Eventbrite for full event details

<https://www.eventbrite.com/e/sutton-fields-trick-or-treat-tickets-1766523893519?aff=octnewsletter>



Sutton Fields Community Garage Sale

Sat, Nov 8 & Sun, Nov 9 | 8 AM - 2 PM

Whether you're selling or shopping, this is a great chance to connect with neighbors and find great deals.

Residents of Sutton Fields Looking to Sell:

You must reserve an Eventbrite ticket and submit the order confirmation form with your home address. The Homeowners Association will then secure your garage sale permit with the City of Celina (at no cost to you!).

We will also put together a community map making it easier for buyers to shop our neighborhood!

Visit Eventbrite for full event details

<https://www.eventbrite.com/e/sutton-fields-community-garage-sale-tickets-1766814462619?aff=octnewsletter>



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Beware! Of the Sqaure



Beware! Of the Square

Sat, Oct 25 | 4 – 9 PM | Celina's Downtown Square

Calling all ghouls and goblins! On October 25, Downtown Celina will transform into our most spooktacular event of the year! Come on down to Celina's Downtown Square for Beware! of the Square presented by Sinacola!

With trick-or-treating, a haunted house, a FREE kids zone, pumpkin painting, and over 60 market vendors there is something for Halloween enthusiasts of all ages!

It's no secret that Celina loves a good festival, and those who have attended Beware! of the Square know that it's one of the City's best. Drawing thousands of zombies, jedis, and princesses to Celina's Downtown Square each year, this event offers the perfect mix of spooky and sweet.

We are proud to share that the City of Celina was designated the official Halloween Capital of North Texas by Collin County Judge Chris Hill in 2021.

See you on the Square...if you dare!

Visit the link below for more detail!

<https://www.lifeincelina.tx.com/beware2025>



Board of Directors:

Declarant Control & HOA Governance

As Sutton Fields continues to grow, many homeowners have asked: “Who really makes the decisions in our HOA right now?” The answer lies in something called Declarant Control. This article explains what it means, why it exists, and how it affects you today as a homeowner.

What is Declarant Control?

In developing communities, the developer (called the Declarant) retains authority over the Homeowners Association for a defined period. This standard provision is included in most HOA governing documents to ensure consistent development and management during construction. In Sutton Fields, the Declarant is Centurion American Development Group.

Declarant Control enables the developer to complete community construction, establish operations, and maintain uniform standards while homes are being built and sold. This structure helps ensure the community remains stable and well-managed until it is ready to transition to full homeowner governance.

During this stage, the Declarant:

- Oversees Association budgets, contracts, and vendors
- Directs the design, construction, and completion of amenities and infrastructure
- Maintains consistent standards and enforcement of rules while development is ongoing

How is the Board Structured Today?

The Sutton Fields Board of Directors (BOD) currently has five members:

- 2 Directors are elected by residents (homeowners like you)
- 3 Directors are appointed by the Declarant (developer)
- Because the Declarant holds 3 of the 5 seats, they maintain the majority vote.

What does this mean for homeowners?

- The two homeowner-elected directors represent the community’s voice. We bring forward resident concerns, highlight issues, and advocate for improvements.
- However, because the Declarant controls the majority, final decisions on spending, contracts, and projects rest with the Declarant-appointed directors.
- As a result, resident directors can raise issues, influence discussions, and push for solutions, but implementation ultimately depends on the Declarant’s decision.



Board of Directors:

Declarant Control & HOA Governance

Who Builds Amenities and Decides on Capital Improvements?

While the community is under Declarant Control, the Declarant is responsible for the design, construction, and completion of amenities and other common areas as outlined in the community's Master Plan. Additional improvements or amenities are not guaranteed and are at the discretion of the Declarant. The community's Master Plan is available [here](#).

- The Declarant determines the scope, timing, and funding of these improvements based on the development plan.
- After turnover, decisions about major upgrades, renovations, or new amenities will be made by the homeowner-controlled Board of Directors, typically with input from committees and resident feedback.
- All amenities and capital improvements must comply with the Design Guidelines and development standards established by the City of Celina.

Who Selects the Vendors and Contractors That Service the Community?

During the Declarant Control period, the Declarant and its appointed Board members select and manage all vendors and contractors that maintain or service Association property—such as landscaping and pool maintenance.

- Contracts and vendor selection are typically handled through the Association's managing agent under the Declarant's direction.
- Homeowner-elected Directors may review performance and raise concerns but do not control contract approvals or renewals at this stage.
- After the transition to homeowner control, the homeowner-led Board will have full authority to select, evaluate, and replace vendors in accordance with budget and policy.

How Are Annual Assessments Determined During Declarant Control?

Annual assessments are established by the Board of Directors, which includes three Declarant-appointed Directors and two homeowner-elected Directors.

- During Declarant Control, the Declarant may adjust annual assessments as needed to meet the Association's operating and maintenance obligations or to install capital improvements.
- Homeowners do not have a vote on budget or rates until after the community transitions to homeowner control.



Board of Directors:

Declarant Control & HOA Governance

Who Controls the Finances?

During Declarant Control, the Declarant (developer)—through its appointed majority on the Board of Directors—manages the Association’s finances in coordination with the managing agent and resident-elected directors. The Declarant retains majority voting control over all financial decisions. Resident-elected directors and committees serve in an advisory role and advocate for homeowner interests.

When Will Homeowners Take Full Control?

Declarant Control is not permanent. According to our governing documents, control transitions to homeowners 60 days after 75% of the homes have been sold to owners.

Once that threshold is met:

- Homeowners will elect the majority (or all) of the Board of Directors.
- Full authority over budgets, contracts, and amenities will shift to the community.
- The Association will be led by homeowner-elected directors.

Why Should Homeowners Care Right Now?

Even during Declarant Control, understanding how governance works is important:

- Homeowner voice exists but isn’t final – Your elected directors bring concerns forward, but Declarant directors decide what gets implemented.
- Community input still matters – The more engaged residents are, the stronger our influence becomes in discussions and negotiations with the Declarant.
- Preparation for transition – Active involvement today helps ensure a smooth transition when the community moves to full homeowner governance.

How Can You Get Involved?

Even while the Declarant maintains majority control, your participation makes a difference:

- Attend HOA meetings: Stay informed and ask questions.
- Communicate with resident-elected directors: Share concerns, ideas, or issues so they can be brought to the Board table.
- Volunteer: Join committees or support neighborhood events to strengthen community ties.
- Stay connected: Read newsletters and email updates to know what’s happening.



Board of Directors:

Declarant Control & HOA Governance

Resident Groups and Representation

Homeowners may organize informal neighborhood or social groups. However, these groups are private, unaffiliated with the Association, and are not governing bodies.

- They have no authority to make or influence Association decisions outside normal homeowner participation (voting, meetings, committees approved by the Board).
- They may not represent or claim to speak for all homeowners within any phase, street, cultural, or demographic group.
- They may not present themselves as advisory bodies or intermediaries between the community and the Board, the managing agent, or any governmental entity.
- The Association will not engage with or recognize any group organized or identified by race, religion, national origin, or other protected class, in accordance with federal and Texas Fair Housing laws.

All homeowner feedback must come through the official channels established in the governing documents—open meetings, committee participation, or direct communication with the Board or managing agent.

Closing Note

Right now, Sutton Fields is in a shared governance stage:

- 2 resident-elected directors represent homeowners.
- 3 Declarant-appointed directors represent the developer.

This means homeowners have a voice but not the deciding majority. While your elected directors work hard to advocate for community needs, ultimate decisions rest with the Declarant until the transition occurs.

The good news: Declarant Control is temporary. Once the community reaches the required milestone, full control will shift to homeowners, and residents will directly govern the future of Sutton Fields.

Your engagement today—attending meetings, giving input, and volunteering—lays the foundation for the strong, homeowner-led community we'll all share tomorrow.



Advisory Committee:

2025 Pool Season Recap

This year brought several challenges — Initially we had a new pool vendor and with that came the challenges of learning a new pool system. Frequent storms threw off water chemistry, a lightning strike damaged the gate entry system (since repaired), and fluctuating chlorine feed systems made balancing more difficult and forcing pool closures. These events reinforced the need for updated, more automated systems.

Our filters began failing late winter/early spring and eventually all six of them were replaced by the time the pool opened for the year. We also had a secondary sanitation device installed that services the play pad water appurtenances, and we replaced two chlorine pumps. The filters were 7 years old and the internal manifolds were breaking apart allowing sand to leave the filter and enter the pools.

Pump & Equipment Maintenance:

Two circulation pumps are under review.

- Lap Pool Pump: Bearings are failing; due to state rules, a new variable-speed pump will replace the old single-speed unit for better efficiency and compliance with the new regulations.
- Play Pool Pump: Being inspected for possible bearing damage after a low-water event; repairs or replacement will be completed before next season.

Pump House Evaluation:

A full inspection of all mechanical and electrical systems — filters, valves, wiring, and chemical controls — is underway to improve reliability, spot aging parts, and ensure compliance. With the pools now seven years old, this proactive review helps extend system life and reduce downtime.

Future Improvements:

The Board is evaluating an ORP (Oxidation-Reduction Potential) automation system to monitor and adjust chlorine and pH levels in real time. This upgrade would improve water balance, reduce manual labor, and enhance overall compliance and clarity.

Total pool closures for 2025 = 4.

Late pool openings for 2025...too many.

It's an issue I believe we have resolved for 2026

~Skip Born, Community Volunteer



Architectural Control Committee (ACC): **Exterior Lighting**

Installing permanent or long-term outdoor lighting (e.g., Govee smart lights, solar lights, or hardwired fixtures) **requires prior approval from the Architectural Control Committee (ACC)**. This applies to any lighting attached to or visible on the exterior of your home, regardless of power source, that was not installed as part of your homes original construction.

Temporary holiday lights do not require approval if **installed within 30 days** before a holiday and **removed within 14 days** after.

Please note: The City of Celina prohibits excessive or intrusive lighting, including any fixture that projects onto or illuminates neighboring lots or properties. Such lighting is considered a form of encroachment and is not permitted.

Submit all ACC requests through www.SuttonFieldsHOA.com.

Permanent Lighting Standards:

- **Type:** Clear or white lights only; steady illumination (no flashing or color-changing effects).
- **Placement:** Allowed only along eaves; not permitted on garages, fences, or downspouts.
- **Use:** Downlighting, accent, or security lighting only; front-facing installation is preferred.
- **Neighbor Impact:** Lights must not shine onto or illuminate adjacent homes or lots.
- **Holiday Exception:** Colored lights permitted for up to 30 days before and removed within 14 days after a holiday.

Security Lighting:

Indicating that lighting is for security purposes does not exempt it from the above regulations. Do not install lighting on fences without prior neighbor consent or any fixture that casts light onto a neighboring lot. Neighbors may request removal of lighting that creates a nuisance, encroaches onto their property, or violates HOA or City of Celina regulations.

Lighting Note:

The City of Celina designed neighborhoods with “candlelight” standards—low, warm lighting intended to reduce glare, protect the night sky, and discourage pests. While it may feel dimmer than typical urban lighting, this design supports a healthier and more comfortable environment for everyone.



Landscape Committee:

Yard of the Month!

We've updated how Yard of the Month works! Residents will be nominated by the Advisory Committee, and your Residential Board will vote on a winner each month.



We've also teamed up with On Hand Lawn Care, who will be providing seasonal prizes to recognize the hard work our neighbors put into their outdoor spaces.

Each monthly winner receives:

- 🎉 A Yard of the Month sign to proudly display for 30 days
- 💳 A \$50 gift card to HomeGoods, or Home Depot (winner's choice)
- 🌿 Seasonal prize packs courtesy of our partner, On Hand Lawn Care

July's Yard of the Month - 5908 Humber Ln.





OFFICIAL LAWN CARE COMPANY OF
TOPGOLF ALLEN

SUTTON FIELDS LAWN CARE SPECIAL

Weekly Mowing Rates (Spring & Summer)

- *Standard Lot: \$30*
- *Corner Lot: \$38*

MENTION YOU LIVE IN SUTTON FIELDS!

CALL: (214) 618 - YARD





Landscape Committee:

Seasonal Lawn Care

It takes a community to keep Sutton Fields beautiful. Download the [Sutton Fields Lawn Care Guide](#) here to help you get started.

Fall Lawn Care Tips:

- Bermudagrass enters dormancy when nighttime temperatures fall below 55°F.
- Apply a pre-emergent herbicide this month to prevent winter weeds, including crabgrass.
- Evaluate your lawn to determine if a fungicide is needed
- Do not fertilize during dormancy; resume in spring when growth returns.
- Replace dead trees or shrubs, refresh mulch, and remove weeds from planting beds.
- Repair or realign landscape borders and stone edging.
- Trim bushes and shrubs for a clean, maintained appearance.
- Adjust irrigation settings for cooler weather: turn off grass zones and reduce watering frequency for trees and planting beds to match seasonal rainfall.

Pests & Mosquitoes:

Practicing proper lawn care is the most effective and affordable way to reduce pests and mosquitoes without relying on excessive chemical treatments.

Maintain your grass at a height of 2–3 inches and mow weekly, including the front, sides, and back of your yard. Water early in the morning, starting around sunrise, to prevent standing water and minimize mosquito breeding.

Excessive outdoor lighting also attracts insects. Keep exterior lighting to a minimum and consider turning off or removing unnecessary backyard lights. If desired, contact a professional pest control company for exterior treatments.

Weed Control:

If your lawn has weeds or crabgrass, they will continue to grow during the winter even after your Bermudagrass goes dormant. Treat affected areas with a targeted weed control product such as BioAdvanced Weed and Crabgrass Killer, or remove weeds by hand.

Excess weed growth in winter months may result in a lawn care violation notice.



Essex Association Management:

Need to Contact Essex?

To contact the Sutton Fields Homeowners Association or Essex Association Management, visit SuttonFieldsHOA.com and select “**Contact Us**”.

Use the form to submit your question or request under the correct category:

- **ACC:** Questions about Architectural Control requests or approvals
- **Billing:** Questions about assessments, payments, or fines
- **Compliance:** Report violations (lawn care, ACC, rental, etc.)
- **Maintenance:** Report needed repairs in common areas or shared spaces
- **New Homeowner:** Assistance for new residents
- **Pool:** Request a new or replacement pool/amenity fob
- **Resale:** For homeowners selling or who have sold their property and need resale documentation

If you do not have access to the HOA website, please [register here](#).

Who to Contact for Common Issues:

- **Streetlights:** Report outages directly to CoServ
- **Streets & Sidewalks:** Report issues with streets, sidewalks, or crosswalks to the City of Celina
- **Traffic & Crime:** Report traffic concerns, speeding, or other non-emergency incidents to the Celina Police Department
- **Water Main Leaks:** Report leaks or water-related issues to Mustang Water

Important:

Social media platforms such as Facebook, Nextdoor, and WhatsApp are not official HOA communication channels. Please contact Essex directly for HOA related communications instead of posting online.

Our resident-elected Board of Directors and committee members are dedicated community volunteers. Please use the official contact methods listed above for any questions or assistance to ensure your request is directed to the appropriate party.

WELCOME HOME!

Helpful tips and information from your neighborhood HOA!

Mail, Packages & Deliveries

Our community is located within the City of Celina; however, our mail is serviced by the City of Aubrey. For mail (USPS), packages (UPS, FedEx, DHL, etc.), and deliveries, use Aubrey, 76227. Mail sent to your Celina address will be returned to the sender.

Trash Service

Trash is collected every Monday by the City of Celina. Cans must be at the curb by 7 a.m. the day of collection.

Bulk trash (anything that does not fit in the can with the lid closed) is collected on the 1st and 3rd Mondays and can be scheduled via the Waste Connections app.

Tip: Trash and recycling are established and billed via Mustang SUD.

Home Owners Association

Essex Association Management
972-428-2030 | www.SuttonFieldsHOA.com

Register online to request a pool key, pay your annual dues, and much more!

Tip: Report lost and found pets online via the HOA portal.

Utilities

Water - Mustang Special Utility District
Electric & Natural Gas - CoServ
Trash - City of Celina (Waste Connections)
Cable & Internet - AT&T or Optimum

Public Safety

Celina Police Department
Celina Fire Department

Prosper ISD Attendance Boundaries (2025-26)

Christie Elementary School
Thomson Elementary School
Moseley Middle School
Richland High School

Tip: Visit prosper-isd.net for current boundaries and enrollment. Due to rapid growth, school assignment may vary.

Drivers Licence and Vehicle Registration

Your homes physical location is Celina, 75009 and your USPS assigned mailing address is Aubrey, 76227.

You can use either address. If you choose to use the Celina, 75009 address do not forget to include your Aubrey, 76227 mailing address.

Also, sign up for email renewal notices!

Property Taxes

You will receive 2 Tax Bills from 2 counties.

Denton County will bill for Denton County and PID.

Collin County will bill for Celina City and Prosper ISD.

Property Tax Exemptions

If you plan on filing for a Homestead Exemption (or any other property tax exemptions), you should do so via the Denton Central Appraisal District.

Your Driver's License can display either your Celina or Aubrey mailing address.

Tip: Don't forget to update your mailing address with Denton CAD!

Exterior Modifications & Common Improvements

Any exterior modifications to your home or property require an approved ACC request before you can begin. This can be done for free via our HOA website.

Tip: Common ACC requests include lighting modifications, flower bed borders, roofing, and solar panels. (Floodlights are not allowed.)

Some home improvement or renovation projects also require a permit from the City of Celina. You can contact the City of Celina to determine if a permit is required.

Tip: EV charging circuits, water softeners, and solar panels require a city permit. Contact the City of Celina for more information. (permits@celina-tx.gov)