

# NEIGHBORHOOD HARVEST



SUTTON FIELDS  
Homeowners Association



Life Connected.

Community Newsletter

DECEMBER 2024



Season's greetings, Sutton Fields neighbors! As the year wraps up, we're excited to share some big updates and a hearty wish for a Merry Christmas and a Happy New Year to you and your families!

## Here's the latest from your HOA Volunteers:

- **2025 Budget Approved!** We're thrilled to announce new amenities for our neighborhood, including a sand volleyball court and a demonstration garden.
- **Pool Service Improvements:** The board and advisory committee are hard at work evaluating a potential new pool servicer. This provider comes highly recommended by other HOAs and promises excellent service at a more affordable rate. Stay tuned for updates!
- **Leasing Measure Approved:** To foster a stronger community, we've approved a leasing amendment to our CCRs. Starting soon, homeowners will need to reside in their homes for at least three years before leasing them out.
- **Safety Enhancements:** We're still taking bids for new security and safety measures, including additional security cameras and improvements to sidewalk safety for children.
- **Winter FUNderland & Fire Santa Visit:** Our Social Committee has outdone themselves with Winter FUNderland, an event packed with holiday cheer. Plus, Santa Claus is coming to Sutton Fields! Catch him on December 16 at 6 PM—be ready for some holiday magic!

Thank you for a wonderful year of community and connection!  
Wishing you and your loved ones a joyful holiday season and an exciting start to 2025!

Visit our website at [suttonfieldshoa.com](http://suttonfieldshoa.com)



## Welcome Committee

# Welcome to the neighborhood!

## Meet the Roxburgh Family

### Helloooo Neighbors!

My name is Sarah and my family moved here over a month ago after spending 10 years in Scotland. We have three beautiful kids, Caleb (11), Hadassah (9), and Isabella (8) - who are used to living out in the country with sheep and cows!

We decided to move back to Texas to be close to family and we landed in Sutton Fields because we met some wonderful people who were selling their home.

My husband, Andrew, works for Elevated Roofing, a family owned business with my dad. I am a stay at home momma and an entrepreneur. I help people activate their own stem cells using these photo-light therapy patches. Health and longevity is what I am passionate a bout.

We look forward to getting to know more people in the area better. My kids would sure love to play with other kids!





In the Know

# Leasing & Compliance

From the 5th Amendment to Sutton Fields CC&Rs

## Leasing Restrictions

- **Lease Term:** Minimum lease period of 12 months; short-term rentals prohibited.
- **Ownership Requirement:** Owners must own the property for 3 years before leasing.
- **Leasing Cap:** Only 15% of homes can be leased at a time (exceptions for hardship).
- **Approval Needed:** All leases require Board approval; renewals must also be submitted.
- **Tenant Information:** Owners must provide vehicle details, contact info, background checks, renter's insurance, and a city permit annually. A \$450 application fee is required for processing.
- **Safe Community Standards:** To promote safety, the HOA prohibits leasing to individuals with specific criminal convictions or registered sex offenders. These measures help maintain a secure and welcoming environment for all residents.
- **Hardship Exceptions:** Owners facing specific challenges (e.g., relocation, military deployment) can request temporary leasing approval.

## Compliance & Enforcement

- **Fines for Non-Compliance:** Initial fine of \$250; \$100 daily fines for ongoing violations.
- **Lease Violations:** Non-compliance may result in lease termination or eviction by the HOA.
- **Self-Help Actions:** The HOA may address property violations and bill the owner for costs.

These updates aim to foster a safe, well-maintained, and vibrant neighborhood for all.  
For full details, visit the [HOA website](#) or contact the Board.



In the Know

# Trash Bin Storage

From the 5th Amendment to Sutton Fields CC&Rs

In conjunction with the Residential Board and Advisory Committee

*Storage locations from 'more preferred' to 'least preferred'*

## Out of Sight

From Street

## In Sight

From Street

### Not Visible From Street

- ACC approved concrete pads (If desired)



Approved Concrete Pad



Avoid This!

### Behind Fence or AC Unit

- Handles toward wall
- Bin(s) parallel to home under eaves
- No oversized objects in view from street
- Bin(s) fully closed
- ACC approved concrete pad (If desired)



Protected From Wind

### Along Garage Door

- Same guidelines as Behind Fence or AC Unit



Under Eave



Bin Not Under Eave

### Along Side of House

- Same guidelines as Behind Fence or AC Unit
- Bin(s) placed behind the corner edge of home



Under Eave



Past Corner Edge On Lawn



In the Know

# New!

## Rapid Flashing Beacons

*@Sutton Fields Trl. and Bothwell Blvd.*

**We're thrilled to announce that the Rectangular Rapid Flashing Beacons (RRFBs) are now installed and fully operational, enhancing safety for pedestrians and cyclists!**

**To ensure safe use, remember these key tips:**

- Pedestrians should press the button to activate the lights
- Make eye contact with drivers, check traffic, and cross carefully
- Drivers should always watch for pedestrians
- Stop to yield even if the lights aren't flashing
- Give plenty of space by stopping at the designated markings

*Let's work together to keep our community safe!*





In the Know

# New! Swing Set & Bike Racks

@Sutton Fields Amenity Center Play Area

## Exciting news!

Soon we are preparing to install a swing set with multiple seat variations for our children to enjoy, along with additional bench seating and bike racks too! This addition will greatly bring more fun and joy to our children and their families!

*Completion December 2024 - early Q1 2025*



*\*3D Rendering*



In the Know

# Lost and Found Pets

If you find or lose a pet, you can submit details through the Sutton Fields HOA portal to help reunite pets with their owners.

Simply log in, navigate to the "About Us" page and select "Lost and Found - Pets" and provide as much information as possible, including photos and contact details.

*Let's keep our furry friends safe and sound!*

## Report Lost and Found - Pets

When one of our little friends goes missing, or we find one that looks lost, we want to do everything we can to get it home, and we can help.

Completing and submitting this form is a service of this HOA to the community and can help notify others that one of our little friends needs help.

Please Note: Submitting a pet is a good start to helping our little friends, but there are no guarantees your neighbors will see this report. This should be used as a single tool among many to report a lost or found pet. Make sure you use every other tool available when making your report.

### How Does Someone Contact You If They Can Help?

Submitted by:  \* required

Primary Phone:  \* required  Call or Text?  Call Only  Text Only

Email Address:  \* required

### Tell Us About The Pet

I lost my:  I found a:  ▼

Pet details:

\*

\*

\*

Now describe the pet:

350 characters remaining

Anything else you can tell us:

350 characters remaining

Add a picture:

Please make sure your image is correct for size<sup>2</sup> and orientation prior to uploading.

This part of the website is open to the public to allow surrounding communities a tool to help report lost and found pets. The information you provide will be made public.



In the Know

# Stay In The Loop In Our Community!

**Don't miss important updates, events, and announcements from the HOA.**

Sign up for email and text alerts to get the newsletter and other essential info delivered straight to you.

*It's quick, easy, and keeps you connected to your community!*

## How Would You Like to Participate in Your Community

- Send me electronic newsletters from the association
- Include my information in our secured online Neighborhood Directory
- Send me an email whenever someone reports a Lost or Found Pet

Save Details

Cancel





In the Know

# Reminder!

## Schedule Your Holiday Bulk Items 1 Week In Advance

Monday, December 23, 2024



Trash



Recycling



Monday, December 30, 2024



Trash



Recycling





# Winter Water Awareness

Winter might bring cooler temperatures, but it's still important to conserve water! Here are some easy ways to save water during the colder months:

- **Adjust Your Irrigation System:** Turn off automatic sprinklers and water manually only if needed. Most lawns go dormant in winter and require minimal watering.
- **Insulate Outdoor Pipes:** Wrap exposed pipes to prevent freezing and potential leaks that waste water.
- **Use a Broom, Not a Hose:** Sweep away leaves and debris from driveways and sidewalks instead of hosing them down.
- **Check for Leaks:** Cold weather can exacerbate hidden leaks. Inspect pipes, faucets, and outdoor spigots for drips.
- **Mulch Your Landscape:** A layer of mulch protects roots from freezing temperatures and helps retain soil moisture.
- **Cover those outside hose bibs before the first freeze comes along.**

Even in winter, every drop counts! Let's work together to conserve water and protect this precious resource for our community.

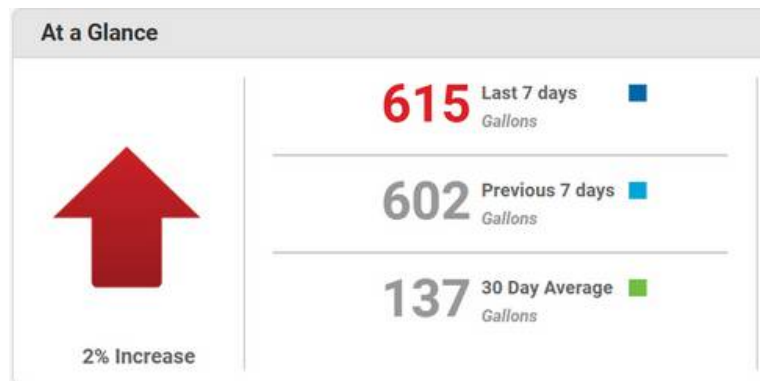
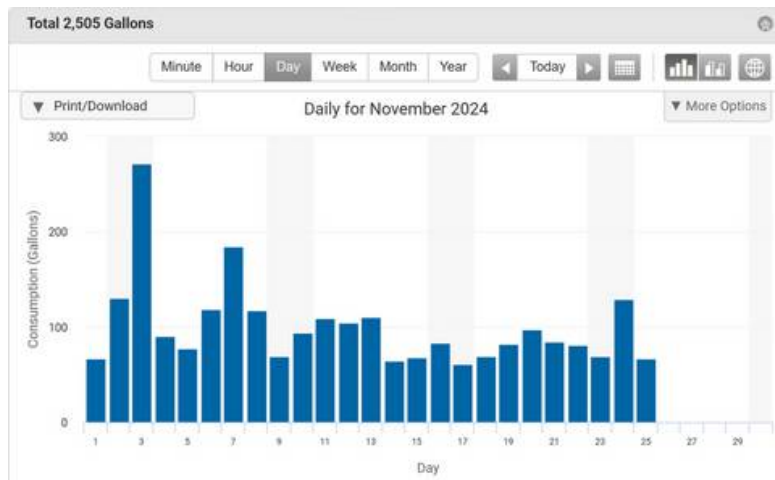
Visit : <https://eyeonwater.com/login>



## EyeOnWater

Mustang Special Utility District (SUD) offers its customers the EyeOnWater app. A free tool that provides real-time insights into water usage. With this app, you can:

- **Monitor Usage:** Track daily, weekly, monthly, and yearly water consumption to identify patterns and manage usage effectively.
- **Detect Leaks:** Set up alerts to notify you of continuous water flow, helping to identify potential leaks promptly.
- **Access Meter Data:** View detailed information from your water meter, including the last read date and current readings.





Around the Field

# Calendar

**Wed, December 4** - Christmas on the Square @ Celina Square 5pm - 9pm

**Sat, December 7** - Winter FUNderland @ Sutton Fields Center 12pm - 3pm

**Sat, December 7** - Coffee With A Cop @ Celina Square 10am - 1pm

**Tues, December 10** - Celina City Council Meeting 6:30pm

**Sat, December 14** - Downtown Celina Gift Tour @ Celina Square 10am- 3pm

**Mon, December 16** - Fire Santa @ Around Sutton Fields 6pm

**Fri, December 20** - Prosper ISD Early Release

**December 23-Jan 6** - Prosper ISD Winter Break

**Tues, December 24** - Christmas Eve

**Wed, December 25** - Christmas

**Tues, December 31** - New Years Eve

Happy  
New Year





## Social Committee

SUTTON FIELDS SOCIAL COMMITTEE PRESENTS...

# WINTER Funderland

**DECEMBER 7** ❄️ **12:00 - 3:00 PM**

Sutton Fields Community Area

**SNOW SLIDE, LIVE REINDEER, PHOTOBOOTH,  
TRAIN RIDES, FACEPAINTING, FOOD TRUCKS,  
& SANTA!**

WE HOPE TO SEE YOU THERE!



Celina Fire Santa!

**Santa Is Coming!**



*Fire  
&  
Santa*

**Fire Santa is making his return  
to Sutton Fields this holiday  
season!**

**DEC. 16TH**

**6-9 PM**

**WHAT YOU NEED TO KNOW**

- SANTA BEGINS HIS TOUR AT 6PM
- STARTS AT BALLENGER & AGATHA
- ENDS AT BOTHWELL & TUDOR

*Stay up to date*

**@CelinaFireDept.**





## Lawncare Guide

# December

In December, Bermudagrass in Texas remains dormant, so mowing, watering, and fertilizing is not needed, Focus on keeping the lawn free of debris and leaves which can smother the lawn and monitor for cool-season weeds.

### Mowing

Mow if necessary to prevent winter weeds from flowering

### Irrigation

Turn off

### Fertilization

No need to apply fertilizer

### Weed Control

Apply post-emergent weed control to kill winter weeds

### Insect Control

No need to apply an insecticide

### Aeration

No need to aerate your lawn



Yard of the Month

# Yard of the Month!

Enter To Win!

- **Criteria:** Judged on visual appeal, creativity, beautification, seasonal decor, and overall theme.
- **Eligibility:** Open to all Sutton Fields residents, but the same property cannot win more than once in 12 months. Winners must be in good standing with the HOA.

## How to Submit

- **Deadline:** Submit nominations by the second Friday of the month.
- **Process:** Nominate yourself or others with a photo and address. Email nominations with "*Sutton Fields YOTM – [Address]*" in the subject line to:
  - advisorycommittee@suttonfieldshoa.com
  - landscapecommunitygarden@suttonfieldshoa.com
  - boardofdirectors@suttonfieldshoa.com
- **Voting:** The top five nominees are selected by committees. Residents can vote the last Monday through Friday each month.
- **Prizes:** Winners receive a Yard of the Month sign for 30 days and a \$50 gift card to At Home, Home Goods, or Home Depot.



Neighborhood Classifieds

# Want To Advertise Your Business?

**Are you a local business owner or resident with a service to share?**

The Sutton Fields newsletter is the perfect way to connect with our growing community. Whether you're offering home services, running a local shop, or starting a side hustle, this is your chance to get the word out!

**Interested in advertising?**

**Contact the Sutton Fields Residential Board at:**

*[boardofdirectors@suttonfieldshoa.com](mailto:boardofdirectors@suttonfieldshoa.com)*

To learn more and secure your spot in the next issue.





## Life Connected - In the Know

### LIFE CONNECTED. RESIDENT RESOURCES

## “In the Know” Features

The City of Celina launched the “In the Know” video series in 2023 to enhance communication with residents and keep them informed about various aspects of City operations. These concise and engaging videos provide valuable insights into the City’s services, operations, historical landmarks, and much more. By offering accessible information on a wide range of topics, the series aims to strengthen the connection between residents and our City, fostering community and transparency in local government.



### VACATION WATCH PROGRAM

This video highlights the Celina Police Department’s Vacation Watch Program, a valuable service designed to protect your home while you’re away. Whether you’re heading out of town for a few days or an extended trip, our dedicated officers ensure your property is safe and secure. By enrolling in this program, residents can leave their homes with peace of mind, knowing that Celina’s Police Department has their back. It’s one more way we’re committed to enhancing the safety and well-being of our community.

SCAN TO WATCH THE VIDEO ▶



### WAR MEMORIAL CLOCK TOWER

This video features a beloved landmark in Celina—the War Memorial Clock Tower on the Downtown Square. You may pass by it every day and wonder about its significance. Well, we’re here to share the story behind this iconic tribute, honoring the service and sacrifice of our veterans. Join us as we explore the history and meaning of this timeless monument that stands proudly in the heart of our community.

SCAN TO WATCH THE VIDEO ▶



### HOW TO PAY A TICKET

This video provides essential information on how residents can pay for their tickets with the City of Celina. Whether online, in person, or by mail, we’ve made it easy and convenient to take care of your payments. Did you know you can even pay for your ticket online from the comfort of your home? Watch the video as we guide you through all the options available to make the process as simple as possible.

SCAN TO WATCH THE VIDEO ▶



### STOP SIGN SAFETY

Safety is our top priority here in Celina, and this video is a must-watch for all drivers, whether experienced or just starting out. The Celina Police Department’s Traffic Division is increasing stop sign enforcement to help keep our roads safe. By stopping completely, looking both ways, and following the law, we can all contribute to safer streets. Let’s work together to ensure road safety for everyone in our community.

SCAN TO WATCH THE VIDEO ▶





## Want to Help?

Are you passionate about shaping the future of our community? If so, we invite you to consider volunteering for one of our volunteering committees!

### Landscaping

Oversees the maintenance and improvement of community green spaces, ensuring that lawns and common areas are well-kept and aesthetically pleasing. This includes coordinating with beautification projects and addressing any resident concerns about outdoor spaces

### Social

Plans and organizes events that foster community engagement and connection, from seasonal celebrations to regular gatherings. They are responsible for ensuring a lively, inclusive atmosphere through creative fun activities!

### Welcome

Greets and assists new residents as they settle into the community by providing essential information and resources. This committee helps create a welcoming environment through personalized outreach and thoughtful gestures.

### Finance

Manages the committee's budget and financial health, ensuring transparency and fiscal responsibility. They track expenses, make budget recommendations, and provide oversight on major financial decisions to ensure committees can execute their vision.

If you're interested in volunteering, fill out the volunteering form [online here!](https://suttonfieldshoa.com/homeowner/online-forms/join-a-committee.aspx)

<https://suttonfieldshoa.com/homeowner/online-forms/join-a-committee.aspx>

## YOUR COMMUNITY VOLUNTEERS



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**Brandon Brown**

*Secretary*

**Cameron Smith**

*Ast. Secretary*

**Troy Hammers**

*Advisory Chair*

**Mike  
Kerlee**

*Finance Chair*

**Shannon  
Hall**

*Landscape Chair*

**Nici  
Philips**

*Social Chair*

**Linsey  
Oberlin**

*Welcome Chair*

**Skip  
Born**

*Advisory Ast.*

**Raghunath  
Pasumarthi**

*Advisory Ast.*

Steve  
DeFino  
*Volunteer*

Paulette  
Holmes  
*Volunteer*

Paulette  
Holmes  
*Volunteer*

Zachary  
Gallegos  
*Volunteer*

Shannon  
Hall  
*Volunteer*

Shannon  
Hall  
*Volunteer*

Denise  
Zarate  
*Volunteer*

Denise  
Zarate  
*Volunteer*

Linsey  
Oberlin  
*Volunteer*

Nici  
Philips  
*Volunteer*