

NEIGHBORHOOD HARVEST



Life Connected.

Community Newsletter

AUGUST 2025



This month's newsletter includes important community updates and key improvements happening around Sutton Fields.

We'll cover updates on the community rental cap, pool maintenance, lawncare, and Yard of the Month (YOTM). We've also included a special promotion for Sutton Fields residents and an updated Welcome Guide for the 2025–26 school year.

Stay informed and engaged as we continue working together to keep our community thriving!

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.

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



Life Connected

Community Calendar

Around Celina

Celina City Council Meeting

When: Tuesday, August 12, 2025 · 5 PM

Where: 112 N. Colorado Celina, TX 75009

Friday Night Market

When: Friday, August 1, 2025 · 6 PM – 9 PM

Where: Downtown Square (142 N. Ohio St)

What: Local vendors, food trucks, live entertainment, and great vibes.

Link: <https://www.lifeincelinatx.com/fnm>

Movie Night on the Square

When: Friday, August 22, 2025 · 7 PM – 10 PM

Where: Downtown Square (142 N. Ohio St)

What: Get ready for a magical night under the stars with a free showing of The Little Mermaid (PG)!

Link: <https://www.lifeincelinatx.com/movienight>





In the Know: Shared Fences

Did you know? Boundary fences are shared property?

Every home in Sutton Fields has a boundary fence along backyard property lines—providing privacy, consistency, and compliance with City of Celina design ordinances.

Question: *Can I modify a boundary fence on the property line?*

Any modification to a boundary fence—regardless of access—requires **prior agreement from both property owners.**

Question: *Can I stain my side of the fence?*

Yes, but only if both owners agree. An ACC request is required. Stain must match an approved color specified in the CC&Rs and must not be visible from the other side.

Question: *Can I hang lights, plants, or decor on my side of the fence?*

No. Drilling or installing anything onto a shared fence without mutual consent is not allowed.

Question: *Can I fill the gaps at the bottom of the fence?*

Gaps are essential for water drainage. Installing a rot board, kick board, or decorative blocks to seal gaps requires agreement from both homeowners—even when the fence sits on a shared retaining wall, including stacking blocks on shared retaining walls.

Question: *What if I modify the fence with their permission?*

Always get explicit permission—preferably in writing—before making any changes. Understand that your neighbor has the legal right to decline the modification. If they decline, you must not proceed.

Unauthorized modifications may result in civil liability for property damage under Texas law.

Question: *I need to repair the fence but my neighbor does not agree. Can I proceed?*

Repairs are not considered modifications if you can directly access the damaged section from your property and restore the fence on both sides to its original condition—matching materials, design, and color, including any previously agreed-upon modifications.

It's best to consult your neighbor first and never access their property without permission.






Yard of the Month **Now with a Fresh Twist!**

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 YOTM - 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





Lawn Care Guide

Lawn Care Got You Down?

Check out the Sutton Fields Lawn Care Guide!

It takes a community to keep Sutton Fields beautiful. Whether you're a first-time homeowner, new to lawn care, or working toward a healthier lawn, download the [Sutton Fields Lawn Care Guide](#) here to help you get started.

Reminders:

Homeowners should mow their lawns weekly, including edging along driveways and sidewalks, and trimming around fences and foundations.

Planting beds (flower & tree beds) should be free of excessive grass and weeds, and must include 10 small shrubs and 1 large ornamental shrub.

All homeowners must ensure their lawns and planting beds are maintained in accordance with the HOA CCRs and City of Celina ordinances. This also applies to rental properties; with or without active tenants.

Did You Know?

Within the Sutton Fields Homeowners Association, homeowners can be subject to fines of up to **\$1,000 for failure to properly maintain their home's exterior.**

To Report a Violation or Concern:

Contact Essex through the "Contact Us" page on SuttonFieldsHOA.com and submit your concern to Compliance.

Include a photo, address, and description. Essex will investigate and enforcement action will be taken, if necessary.



Sutton Fields Pools

AT THE
pool

Still a Summer Favorite!

Our pools continue to be one of the most loved amenities in Sutton Fields. Thank you for helping keep them clean, safe, and welcoming for all!



Ongoing Maintenance

Recent repairs have improved reliability, but a few systems still need attention. We're working with our service providers to tackle these needs as quickly as possible.

Safety Reminder



- A 911 emergency phone is available at the amenity center. Our guard can point you in the right direction if anything becomes a medical emergency.
- A first aid kit is on-site for treating small injuries. Scrapes, cuts, small 'Band-aid' type needs.
- Our pool guard can assist with showing the residents where these safety items are in the event an immediate need arises.
- Please report any concerns promptly.

Respectful Use Makes a Difference

Following posted rules and treating the area with care keeps everything running smoothly.

Let's continue working together to protect this valuable community space...Thank You!

Your cooperation helps ensure our pools remain safe and enjoyable for everyone all summer long.



Pool Hours: 9am - 10pm everyday





Special Offer for Sutton Fields

Need More Room?

Lockaway Storage Special Offer!



Lockaway Storage - Aubrey is happy to partner with Sutton Fields and offer residents a limited time special, 50% Off 3 Months*. We're here for all your storage needs!

MENTION CODE SUTTONFIELDS50 IN STORE OR OVER THE PHONE TO REDEEM. EXPIRES AUGUST 31, 2025.

*TERMS AND CONDITIONS MAY APPLY, PLEASE CALL OFFICE FOR DETAILS. THIS PROMO CAN NOT BE COMBINED WITH ANY OTHER PROMO.

Lockaway Storage | 2881 FM 1385 | Aubrey, TX 76227

Visit us: www.lockaway.com/aubrey | Email us: aubrey@lockaway-storage.com | Call us: (940) 945-9374



**NEED
VEHICLE
STORAGE?**

Lockaway Storage - Celina
4022 Prairie Xing, Celina, TX 75009
Contact us at (972) 347-6312



SUTTON FIELDS
Homeowners Association



Celina City Council

July City Council Recap



The Celina City Council meeting on July 8, 2025, covered a wide range of city matters. Key infrastructure updates included a 90-day extension for the wastewater treatment project's NFA phase and confirmation of a 160,000-gallon overflow due to rain. The Council approved new basketball court lighting and discussed fencing, planned sand additions at Eastview Park, and noted delays in pool slide installation due to pending state permits. Fire Chief Brian Davis was appointed, and the Lake Festival was deemed a success.

Legislation passed included a lease for the Fall Jubilee at Bryson Park and the creation of a Public Works Construction Fund, complying with state law after a building sale to the school district. Discussions also covered increased enforcement of e-bike/golf cart regulations, disc golf improvements, potential traffic safety updates, and parking controls during fair week. The meeting ended with an executive session on property matters.

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)