

NEIGHBORHOOD HARVEST



SUTTON FIELDS
Homeowners Association



Life Connected.

Community Newsletter

FEBRUARY 2025



This month, we're covering the essentials to keep our community safe and thriving! Learn the **difference between your home's legal address and mailing address**, permanent **exterior lighting requirement**, how to help us bring the **Sutton Fields Demonstration Garden to life by volunteering**, and stay ahead of potential fines by **following flood warnings and road closures**.

Plus, don't miss out on key updates, upcoming events, and ways to get involved in our neighborhood.

There's something for everyone—let's keep Sutton Fields growing strong!

#CommunityFirst

Visit our website at suttonfieldshoa.com



In the Know

Thank You Troy & Nici For Your Dedication to Sutton Fields!

We want to extend our deepest gratitude to **Troy Hammers** and **Nici Phillips** for their years of outstanding service to our community.

As **Advisory Committee Chair**, Troy has been a driving force in advocating for our neighborhood, ensuring residents' voices were heard, and helping shape the future of Sutton Fields.

As **Social Committee Chair**, Nici brought our community together through countless events, fostering connections and making Sutton Fields feel like home.

Both have dedicated their time, energy, and passion to making our neighborhood a better place, and we truly appreciate their hard work. With their departures, both committee chair positions are now vacant.

Thank you, Troy and Nici! Your impact on Sutton Fields will not be forgotten.

❤️ #ThankYouTroyAndNici

Thank You



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 committees 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>



In the Know

Vandalism Is Not Okay!

Respect Our Community

Our neighborhood is a place we all take pride in, and keeping it safe, clean, and welcoming is a shared responsibility. **Unfortunately, vandalism—whether it's graffiti, property damage, or defacing shared spaces—hurts our community and impacts everyone.**

Not only does it create unnecessary repair costs, but it also takes away from the beauty and enjoyment of our common areas. If you see something, say something. **Reporting vandalism** helps keep Sutton Fields a place we can all be proud of.

Repairs Costs YOU Money

Repairs and replacements for gates, pool equipment, playscape toys, and more cost each household.

\$38.57 PER YEAR



In the Know



Demonstration Garden Volunteers

🌱 The Sutton Fields Demonstration Garden is Growing! 🌱

With strong support from the HOA, Sutton Fields residents, Upper Trinity Regional Water District, Mustang SUD, and the Native Plant Society of Texas, our community is creating a space that showcases Texas native plants, provides essential habitat for Monarch butterflies and pollinators, and promotes sustainable landscaping and water conservation.

But this garden is more than just plants—it's a living classroom! Our goal is to educate residents, especially our youth, about the Blackland Prairie ecoregion, the importance of native plants, and how we can all help preserve our natural habitat for future generations.

🌿 We Need More Helping Hands! 🌿

So far, 21 volunteers have signed up, but we need more! Whether you love planting, caring for gardens, coordinating or sharing knowledge with others, there's a way for everyone to get involved.

♥️ Join Us! ♥️

Scan the QR code below or contact the Sutton Fields HOA Landscape Committee to sign up. Let's work together to build a beautiful, sustainable space that nurtures both nature and learning!



SAND VOLLEYBALL COURT BRIEF

Lone Star Surface Pros has been selected to build the sand volleyball court. We have met on-site with the contractor, and the permit has been filed with the City of Celina. We are now awaiting city comments before moving forward with construction. Stay tuned for further updates!



In the Know

Exterior Lighting Requirements

Installing permanent outdoor lighting, such as Govee outdoor smart lights, requires prior approval from the Architectural Control Committee.

Modifications made to the exterior of your home without an approved ACC request may result in fines or a request to remove modifications.

Please **submit** your **ACC request** to Essex through our HOA website: www.SuttonFieldsHOA.com.

Guidelines for Permanent Outdoor Lighting:

- **Lighting Type:** Use clear or white lights for everyday use. Lights must emit a steady, soft glow—no flashing or blinking effects.
- **Placement:** Lighting may only be installed along the eaves and must not extend to garages or downspouts.
- **Acceptable Use:** Only downlighting, accent lights, or security lights allowed. Consider installing on the front of your home only.
- **Neighbor Consideration:** Lights must not disturb neighbors, shine onto neighboring lots, or illuminate neighboring properties.
- **Holiday Use:** Colored lights are permitted up to 30 days before a holiday and must be changed within two weeks after the holiday.





In the Know

What Address Should I Use?

There has been some confusion about which address to use. To clarify, we've partnered with the City of Celina and the Denton CAD.

What Address Should You Use?

For everyday purposes, your Aubrey, TX 76227 mailing address is your primary address. Using this for most things will make life easier.

Always use your Aubrey, TX 76227 mailing address for mail, deliveries, and directions.

The City of Celina recommends using your mailing address on all official documents (driver's licenses, vehicle registrations, and taxes) to avoid returned mail and other issues.

When Should I Use Celina, TX 75009?

Your Celina, TX 75009 physical address is needed only in limited situations. While you won't use it often, it's important to keep it on hand.

- Some companies will need to know your home's legal physical location—like mortgage lenders, insurance providers, or tax assessors—provide this address whenever it's needed.
- Ask the requesting company which address they need, if you are unsure of what to provide.
- To locate your home's legal address, refer to your closing documents from your mortgage lender or your property deed.

It's common for a mailing address to differ from a physical/legal address, and using your mailing address for daily use is a standard best practice.

Property Tax Exemptions

The Denton Central Appraisal District accepts IDs with either your physical address (Celina, TX 75009) or your USPS mailing address (Aubrey, TX 76227) for verification.

I Use My Celina Address—Should I Update It?

No—using your Celina, TX 75009 physical address on official documents is optional.

If you choose to use your Celina, TX 75009 address on documents like driver's licenses, vehicle registrations, or bank accounts, you must also provide your Aubrey, TX 76227 mailing address.

However, the City of Celina now recommends using your USPS-assigned Aubrey, TX 76227 mailing address for official documents to prevent returned mail and other complications.

TL:DR - Use your Aubrey, TX 76227 mailing address for nearly everything!



In the Know

High Water Safety Alert Turn Around!

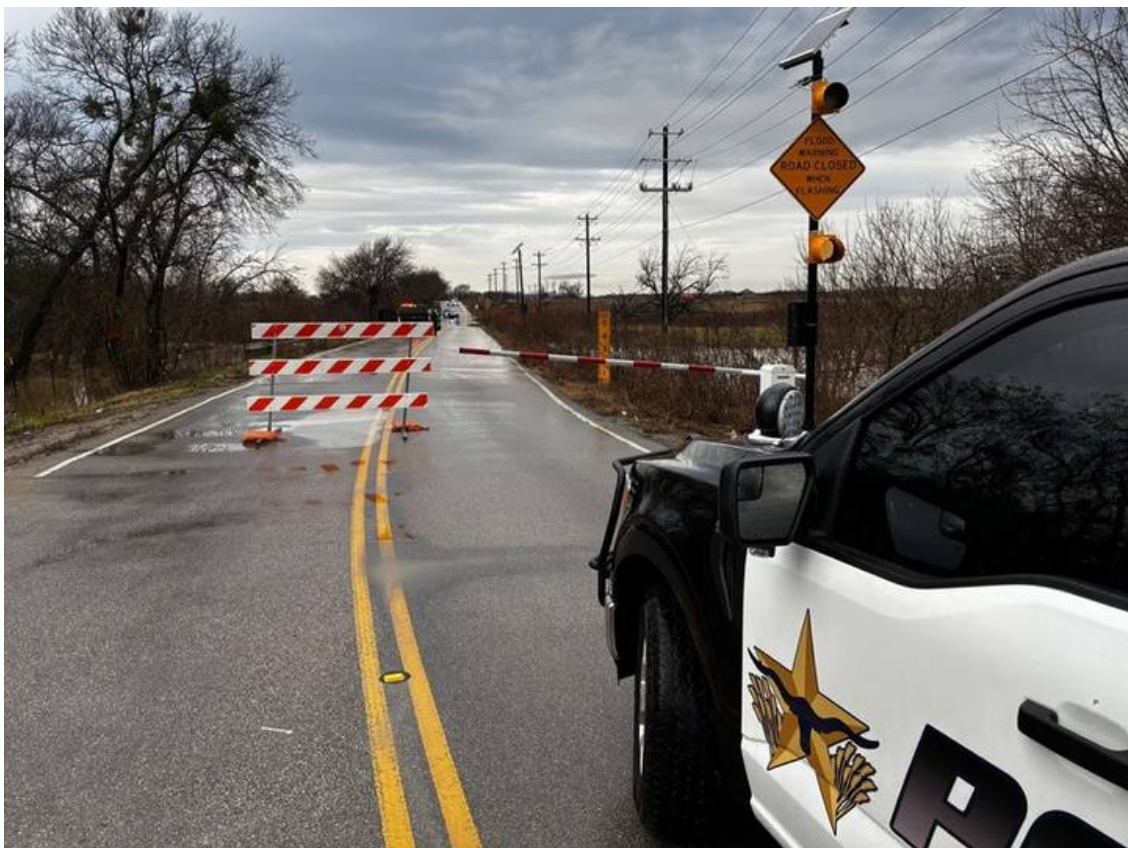
Driving around a barricade set up for high water isn't just dangerous—it's illegal.

Unlike most traffic violations, this is a **Class B Misdemeanor**, which can lead to jail time and significant fines.

Ignoring road closures puts your life and the lives of first responders at risk. Always follow posted warnings and remember: **Turn Around, Don't Drown!**

Parvin Road is equipped with multiple flood closure signs. If you see flashing lights, take an alternative route by heading north or south on FM-1385.

Stay safe and never take the risk.





In the Know

New Traffic Signals

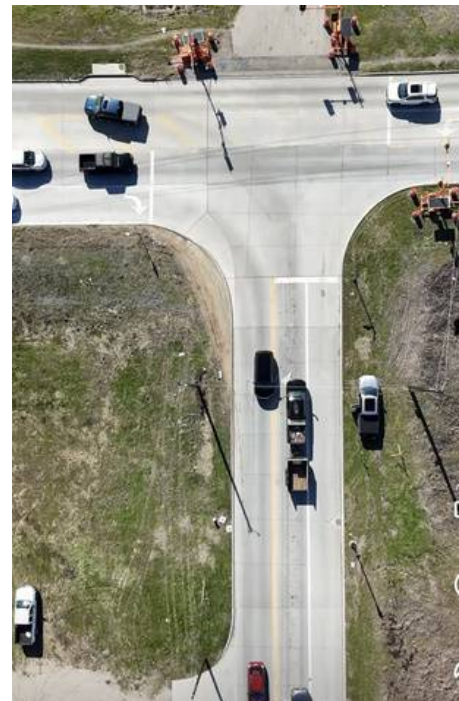
First St. & Artesia Blvd.
Construction Starts Winter 2025



Gee Rd. & Acacia Pkwy.
Construction Starts “Soon”



Fishtrap & Denton Way
Construction Starts Feb 3rd





In the Know

Costco Opening Soon! Monday March 15th

Costco's 38th Store in Texas!





In the Know

US 380 Updates YouTube Channel

If you want to stay up-to-date with everything in our corridor, check out this YouTube Channel!

us380 updates



US 380 Updates

@US380Updates · 3.57K subscribers · 29 videos

Welcome to the Highway 380 Expansion Update Channel! ...more

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Home Videos Shorts Playlists Posts



380 Updates - Weekly September 3rd

1,882 views · 4 months ago

Introduction to the Channel
Overview of the Highway 380 Expansion Project
Latest Updates on Nightly Closures

For You



Weekly Update: Jan 21st - Growing Developments & Major Projects

1,222 views · 1 week ago



Celebrating Progress: 2024 Recap

2,138 views · 4 weeks ago



Weekly Update - Dec 10th - Windsong and Naylor Closures

1,222 views · 1 week ago



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



Around the Field

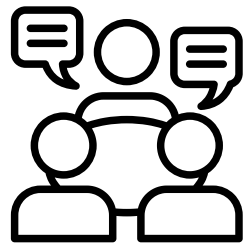
Calendar

Monday 3rd - 7th - Dan Christie Counselors Week (Ms. Hobson)



Tuesday 11th - Celina City Council Meeting @ 6:30pm

Friday 14th - PISD School Holiday / Valentines Day



Monday 17th - PISD School Holiday

Tuesday 18th - Dan Christie Family Heritage Night





Lawncare Guide

February

In February, Bermudagrass in Texas is about to exit dormancy. To prepare for the growing season, apply a pre-emergent weed control mid-later in the month to prevent summer weeds. Start to plan your first fertilization in March when the grass begins to turn green!

Mowing

Mow if necessary to prevent winter weeds from flowering

Fertilization

No need to apply fertilizer

Insect Control

No need to apply an insecticide

Irrigation

Turn off



Weed Control

Apply pre-emergent weed control to suppress warm weather weeds

Aeration

No need to aerate your lawn



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

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 ▶



YOUR COMMUNITY VOLUNTEERS



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>

Brandon Brown

Secretary

Cameron Smith

Ast. Secretary

Open

Advisory Chair

**Mike
Kerlee**

Finance Chair

**Shannon
Hall**

Landscape Chair

Open

Social Chair

**Linsey
Oberlin**

Welcome Chair

**Skip
Born**

Advisory Ast.

**Raghunath
Pasumarthi**

Advisory Ast.

Steve
DeFino
Volunteer

Zachary
Gallegos
Volunteer

Paulette
Holmes
Volunteer

Shannon
Hall
Volunteer

Denise
Zarate
Volunteer

Linsey
Oberlin
Volunteer

Paulette
Holmes
Volunteer

Shannon
Hall
Volunteer

Denise
Zarate
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