

NEIGHBORHOOD HARVEST



Life Connected.

Community Newsletter

JULY 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, July 8, 2025 · 5 PM

Where: 112 N. Colorado Celina, TX 75009

Friday Night Market

When: Friday, July 11, 2025 · 6 PM–9 PM

Where: Downtown Square (142 N. Ohio St)

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

Clean Sweep

When: Saturday, July 26, 2025 · 8 AM–12 PM

Where: 10165 CR 106

What: Community cleanup initiative, volunteers welcome!








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



June's YOTM - 4525 Tolkien Ave.





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

Need Lawn Care Advice?

Check out the [Sutton Fields Lawn Care Guide!](#)

As the summer selling season is in full swing, it's important that we all do our part to maintain our homes - keeping our community a desirable place to live.

Reminders:

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

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

Did You Know?

A 2021 study reported by the National Association of Realtors found that **poor landscaping decreases** your homes value by **10%**.

Poor lawn maintenance lowers curb appeal, discourages buyers, and can also **reduce home values** across the neighborhood **by 5-15%** over time.

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 of the concern.

[Download the Lawn Care Guide Here!](#)



Sutton Fields Pools

AT THE
pool

Now in their sixth year of service, our community pools are showing signs of age—and not always on the timeline we expected. While major overhauls weren't anticipated this soon, years of high usage, Texas extreme weather, and normal wear and tear have pushed several maintenance needs forward faster than planned.

Recently, we've completed several key repairs, including replacing aging filter components, adding a secondary sanitation system and servicing chemical feed systems. However, we're still working through a maintenance needs list. We appreciate your patience as we continue to tackle these upgrades one step at a time.

We also need to address a recurring issue: rocks are being thrown into the pools. This causes serious damage to equipment, creates safety risks, and leads to costly repairs. Please remind children and guests: throwing rocks/debris into the pool is strictly prohibited and may result in loss of pool privileges.

Thanks for your help in reporting issues quickly, and following posted rules and encouraging respectful use. It makes a big difference.

Thanks for helping us keep our pools clean, safe, and ready for summer fun all summer long.

These pools continue to be one of the most loved amenities in Sutton Fields, and keeping them safe and enjoyable is a top priority.

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



Selling Your Home?

As our community continues to grow, we understand some homeowners may choose to sell. Here's a short list on what makes our community valuable:

School District:

Our community is zoned to newly built schools from elementary through high school within the award-winning Prosper ISD, one of the best school districts in Texas.

Prosper ISD holds an "A" rating from the Texas Education Agency and is known for exceptional academic and athletic programs, including multiple state athletic championships and a Bands of America Grand National Finalist marching band.

Amenities:

Residents enjoy affordable HOA dues and family-friendly amenities, including two swimming pools, a playground, pickleball court, and basketball court.

Location:

Situated in the City of Celina, the community offers easy access to US 380, the Dallas North Tollway expansion, and the future Outer Loop Freeway.

Essential shopping is nearby with HEB, Costco, and a range of shops and restaurants. World-class healthcare options like Cook Children's, Baylor Scott & White, and Methodist Celina are also close by.

Address Best Practices:

For all real estate listings, homeowners should use their Celina, TX 75009 address to match the property deed. Listing under Aubrey, 76227 is discouraged, as the property is officially within the City of Celina.



City Council Meeting Recap

June City Council Recap

At the June 10 City Council meeting, Celina leaders met to discuss a range of legal, development, and infrastructure matters—most of which were handled in executive session, including property acquisitions, planning appointments, and ongoing litigation.

The public portion began at 6:30 PM with recognition of 2024 employee award winners, a Tree City USA award, and a preview of Rodeo Celina 2025.

Council reviewed updates on downtown planning, upcoming events, and city staffing policies. Several consent items were approved, including new library software, security upgrades, and infrastructure contracts. Public hearings included approval for a new tattoo studio and development agreements tied to The Parks at Wilson Creek and Mustang Lakes PIDs.

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)