

NEIGHBORHOOD HARVEST



SUTTON FIELDS
Homeowners Association



Life Connected.

Community Newsletter

MAY 2025



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

We'll cover neighborhood events like the pool opening and garage sale. Additionally update you on the new Flock security system in the neighborhood. We also provided a special promotion for Sutton Field residents. Lastly, we would like to share some watering and flower tips too!

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

Visit our website at suttonfieldshoa.com



Life Connected

Community Calendar

Around the Field

- 5/17 Sutton Fields Garage Sale 8am - 2pm
- 5/23 Pool Opens
- 5/26 - 5/30 Voting for Yard of the Month

Around the Dan Christie

- 5/23 Early Release / Last Day of School

Around Celina

- 5/2 Celina Friday Night Market
- 5/3 Election Day
- 5/3 Cinco De Mayo 2pm - 9pm @ Downtown Celina
- 5/10 Celina Cajun Fest 2pm - 9pm
- 5/13 City Council Meeting 6pm
- 5/30 Summer Reading Kickoff Party @ Celina Council Chambers 10am



★ EVENT SCHEDULE ★

- 2:30 PM TEXAS FLOOD
- 3:30 PM GATOR SHOW
- 4:30 PM THE RUMBLE (FT. CHIEF JOSEPH BOUDREAUX, JR.)
- 5:30 PM GATOR SHOW
- 6:00 PM MIKE RYAN
- 7:45 PM CASEY DONAHEW

PRE-ORDER
CRAWFISH PLATTERS!



CHECK OUT THE EVENT WEBSITE!



Sutton Fields COMMUNITY GARAGE SALE



Saturday, May 17, 2025

8:00 AM - 2:00 PM

Clear out your space or come hunt for treasures!

Set up your sale at home or take a stroll through the neighborhood to discover deals on furniture, clothes, toys, and more.

**GARAGE
SALE**



Register by scanning the QR Code or

<https://forms.gle/2uXCybgv9Sh7QXTF6>





Special Offer for Sutton Fields

Need More Room?

Lockaway Storage Special Offer!



**50% OFF
3 MONTHS***

LIMITED TIME SPECIAL!

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



Pool Season

Get Your Pool Key Now!

Pool Opens May 23rd!

With warmer weather on the way, pool season is just around the corner! Now is the perfect time to make sure you've got your pool key ready for all the fun ahead.

If you don't have a key yet, or need a replacement, simply head to your HOA website to request one. Just a quick reminder – each property is eligible for one complimentary key.

If you or the previous owner ever had a key for your address, a replacement will need to be purchased.





SUTTON FIELDS
HOMEOWNERS ASSOCIATION

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 (2024-25)

Christie Elementary School
Boyer Elementary School
Rushing Middle School
Prosper High School

Tip: Visit prosper-isd.net for current boundaries and enrollment.

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)



Life Connected.



Welcome Your New Volunteers!

New Volunteers!

In April, the Board had the pleasure of meeting with our new volunteers to get to know them better, hear why they wanted to serve, and work together to set expectations for their roles.

Each volunteer also joined us at the Spring event, where they helped out **tremendously** and showed their heart for the community.

We want residents to know that every volunteer was thoughtfully vetted and chosen based on their character, willingness to serve, and commitment to making Sutton Fields a better place for everyone. **We are proud to have such a diverse and dedicated group helping us move forward.**

Eileen Born

Eileen has lived here for over 3 years with her husband, Kurt “Skip” Born, who is currently an Advisory Committee member . She currently volunteers at the North Texas Food Bank and has experience with working with pre-school children! She enjoys working with plants and anything outdoors!

Ange Kamanyana

Ange has lived in Sutton Fields for four years and brings strong communication, organizational, teamwork, and leadership skills from her work in healthcare and her volunteer experience as an Usher at her local church.

Satya Gadhiraaju

Satya has been a resident for less than a year and brings impressive leadership experience from his role as a Director at United Healthcare. He has served on various steering committees focused on security, company culture, and acquisitions, building strong skills that will greatly benefit our community.

Deepthi Nair

A resident for under a year, Deepthi brings experience from her time as a science instructor with a nonprofit organization and is eager to get involved in supporting our community. Although she’s new to committee work, her curiosity and willingness to learn make her a great fit into our team!

Saidaiah Belli

Chandra



Leadership In The Field

Responsibilities of Our Leaders

At Sutton Fields, we believe in fostering a welcoming and respectful environment for all residents. Our community thrives when we treat each other with kindness, communicate openly, and work together in a positive way. That means respecting different perspectives, engaging in constructive discussions, and avoiding divisive or misleading narratives.

Our community volunteers follow our *Rules of the Road*—respect, collaboration, follow-through, and positivity—guide how we interact and support one another.

- ✓ **Be respectful & collaborative** – We value open communication and teamwork.
- ✓ Operate with a **people-first** mindset.
- ✓ Assume **positive** intent.
- ✓ **Proactively stay connected** across the community and team
- ✓ **Ensure inter-committee and community alignment** – practice full disclosure of needs, timing and expectations.
- ✓ **No surprises** – anticipate and surface issues actively.
- ✓ **Continuously raise the bar** – develop yourself and the team while pursuing stretch results.
- ✓ **Support the community** - it's why we are here.

3 main parties help lead our community

- ✓ **Residential board members** are responsible for making final decisions on HOA policies, budgets, and community projects. They oversee finances, enforce community rules, manage vendors, and ensure long-term planning aligns with the neighborhood's needs.
- ✓ The **advisory committee members** and volunteers support the board by researching options, gathering homeowner feedback, and recommending improvements for the community. While they don't make final decisions, they play a key role in planning projects, and enhancing community engagement.
- ✓ Our **community manager**, Cinnamon Anderson, handles the day-to-day operations of the HOA, including coordinating vendors, enforcing policies, and assisting residents with questions or concerns.

Together, the board, advisory committee, and community manager work to maintain and improve Sutton Fields, ensuring it remains a great place to live.



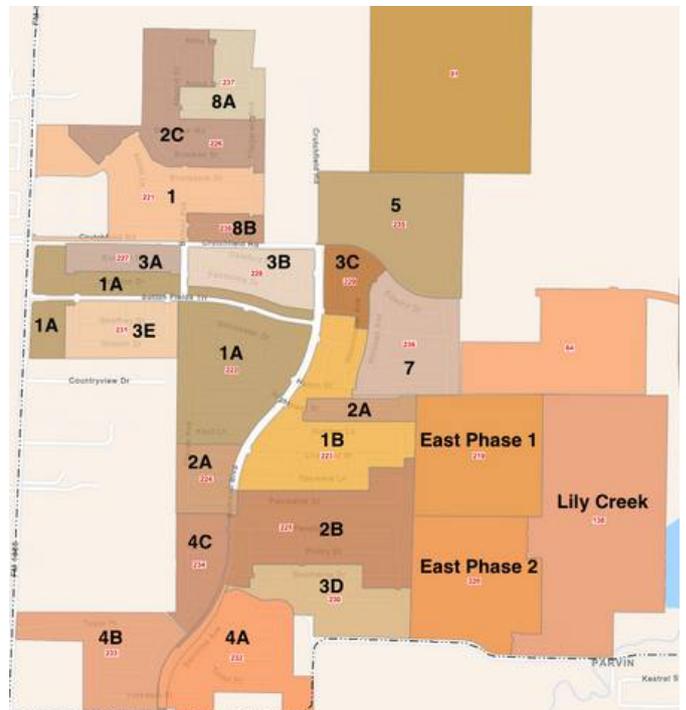
Yard of The Month Is BACK!

Yard of the Month (YOTM) Guidelines

- **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

- **Process:** HOA volunteers will review each unique phase of Sutton Fields and nominate one standout yard per phase to ensure fair and equitable recognition across our community.
- **Voting:** Sutton Fields residents will then vote for their favorite nominated homes, with voting open from the last Monday of the month through that Friday.
- **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.





City Council Meeting Recap

April City Council Recap

The Celina City Council met on Tuesday, April 8, 2025, at Celina Council Chambers. Here's what was discussed:

- Executive Session:
 - Council held private discussions about ongoing legal matters, including a personnel investigation, a lawsuit involving the City, development agreements, business incentives for properties on Walnut Street, and updates on land acquisitions for a downtown recreation center.
- Public Presentations:
 - A proclamation was made recognizing Child Abuse Prevention Month.
 - Celina ISD shared information on their upcoming bond election.
 - The Economic Development Corporation (EDC) provided project updates.
 - The Children's Advocacy Center of Collin County gave a presentation highlighting their services.
- Key Discussions:
 - Updates on the Lake Ralph Hall Project were reviewed.
 - Council considered options to fill vacant seats on Boards and Commissions.
 - A new Local Business Support Program was discussed to help grow Celina's small businesses.
 - Staff summarized what residents should know about the upcoming Charter Election
 - Consent Items Approved:
 - Contracts were awarded for water and wastewater studies, road improvements, and downtown project management.
 - Council approved reimbursements for utility upgrades, land acquisitions for Pecan Street improvements, and park projects at Wilson Creek Park.
 - Purchases were approved for school zone flashers, computer equipment, and public safety equipment, including a new fire truck
- Public Hearings:
 - Council considered the abandonment of unused rights-of-way.
 - Voluntary annexations and new zoning designations were discussed for properties near Oklahoma Drive and Ash Street.
 - Updates to the Downtown Code were reviewed
- Major Actions Taken:
 - Design work for new wells and an elevated water tank was authorized to support the city's growing water needs.
 - Construction contracts were awarded for paving projects at the Public Works facility.
 - Council approved plans and assessments for two Public Improvement Districts (Cambridge Crossing and Parks at Wilson Creek Annex).
 - They agreed to support the inclusion of Celina's ETJ in the November 2025 Collin County Emergency Services District election.
 -
- Other:
 - Council considered a public censure related to City Council Place 1.



About Your Commute

A Message from Mayor Tubbs

Update on FM 1385 Safety and Improvements

A recent speed survey on FM 1385, conducted using the 85th percentile method, found that most drivers travel between 55-60 MPH, aligning with posted limits. TxDOT has deemed the current speed limits appropriate.

To improve traffic flow and safety, three traffic signals are being installed:

- ✓ FM 1385 & Crutchfield
- ✓ FM 1385 & FM 428
- ✓ and FM 1385 & Tudor

The first two are nearly complete, awaiting power, while the Tudor signal is still in the design phase. Additionally, the city is studying traffic concerns at Parvin/Frontier and Bothwell, though no updates are available yet.

Officials will continue monitoring these developments and welcome any questions from residents.





A Little Water Wisdom Goes a Long Way

May Weather Means It's Time to Think About Water Conservation

As we head into May, the days are getting longer, the sun is getting stronger, and our landscapes are waking up in full force. While it's a beautiful time of year, it's also the start of our warm season when water usage naturally begins to climb.

This is the perfect time to remember that a few simple steps can make a big difference:

- **Water times:** Watering sometime after 8 PM - 6 AM the following day helps reduce evaporation and gives plants time to absorb moisture.
- **Check your sprinklers:** A quick inspection can catch leaks or misaligned heads that waste water — and money.
- **Aim for deep, infrequent watering (2 days a week):** This encourages stronger, deeper root systems and healthier plants that can handle the summer heat.
- **Embrace native and drought-tolerant plants:** They naturally use less water and thrive in our Texas climate.

Every drop we save now helps protect our water supply through the hotter months ahead.

While water conservation success can be determined in part by policies, every day water users are the conservation decision makers. Water wisely.



Outdoor Irrigation Watering Schedule

STAGE
1

EyeOnWater®



Making Water Visible

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Residential Even Addresses	DO NOT WATER	DO NOT WATER	DO NOT WATER	CAN WATER 8 PM - 6 AM*	DO NOT WATER	DO NOT WATER	CAN WATER 8 PM - 6 AM*
Residential Odd Addresses	DO NOT WATER	DO NOT WATER	CAN WATER 8 PM - 6 AM*	DO NOT WATER	DO NOT WATER	CAN WATER 8 PM - 6 AM*	DO NOT WATER
Commercial Addresses	DO NOT WATER	CAN WATER 8 PM - 6 AM*	DO NOT WATER	DO NOT WATER	CAN WATER 8 PM - 6 AM*	DO NOT WATER	DO NOT WATER
HOAs	DO NOT WATER	CAN WATER 8 PM - 6 AM*	DO NOT WATER	DO NOT WATER	CAN WATER 8 PM - 6 AM*	DO NOT WATER	DO NOT WATER
Construction Hydrant Meters	DO NOT WATER	CAN WATER 9 AM - NOON & 4 - 6 PM	CAN WATER 9 AM - NOON & 4 - 6 PM	CAN WATER 9 AM - NOON & 4 - 6 PM	CAN WATER 9 AM - NOON & 4 - 6 PM	DO NOT WATER	DO NOT WATER

*Watering is allowed from 8:00 p.m. to 6:00 a.m. For any permissible watering day stated above, watering starts at 8:00 p.m. For example, if your designated watering day is Thursday, you may begin watering at 8:00 p.m. on Thursday and continue until 6:00 a.m. on Friday.



Progress Made

Upcoming Capital Improvements

We're making several improvements around the neighborhood to enhance curb appeal, maintain safety, and ensure long-term sustainability. Here's a high-level update on the work being done:

Landscaping & Tree Care

- Planter beds along Bothwell (from Crutchfield to Parvin) will receive river rock to reduce maintenance and improve durability against extreme weather. Heat- and cold-tolerant plants, including Nandina, Junipers, Hollies, and Red Yucca, will also be added.
- Over 90 dead or missing trees have been identified, and replacements will prioritize hardy species like Vitex, Desert Willows, and Redbuds. A tree care program is also being considered to improve the health of existing trees.

Amenity Center Enhancements

- Pool gates, pavilion, and other exterior areas will be repainted.
- Water intrusion issues in the building will be addressed.
- A new black screen wall will be installed for the pool area.
- Repairs will be made to wood fencing and concrete pads.

Fencing & Structural Repairs

- Wrought iron fencing throughout the community will be repaired and repainted.
- A section of the wood fence off Ballenger will be repaired, washed, and stained.
- Metal signage and decorative elements, including black cubes and string light poles, will be cleaned, sanded, and repainted.

Signage & Entry Features

- The Halfmoon signs at multiple entrances will be polished, repainted, and refurbished.

These updates will help keep our community looking great while ensuring longevity for our shared spaces. Thank you for your patience as these improvements are completed

In the Know



Texas Native Plants

🌿 Why plant Texas Natives? 🌿

- Drought-tolerant, naturally conserving our precious water resources
- Provide habitat and food for birds, butterflies, bees and other wildlife
- Don't need special pampering or fertilizing
- Natural to their eco-system
- Help us maintain biological biodiversity

🌿 What ecoregion is Sutton Fields? 🌿

- Texas Blackland Prairies

🌿 What native plants are good for Sutton Fields? 🌿

- Purple Flowers
 - Tall Poppymallow
 - Purple Passionflower
- Yellow Flowers
 - Lanceleaf Coreopsis
 - Texas Lantana
- Yellow/Red Flowers
 - Firewheel
- Red Flowers
 - Coral Honeysuckle



For further information and more plant suggestions, please visit
Native Plant Society of Texas: <https://www.npsot.org/>



Celina Life Connected

Take A Look At The Celina Magazine For More News!





Safety and Security

Enhancing Neighborhood Security Efforts

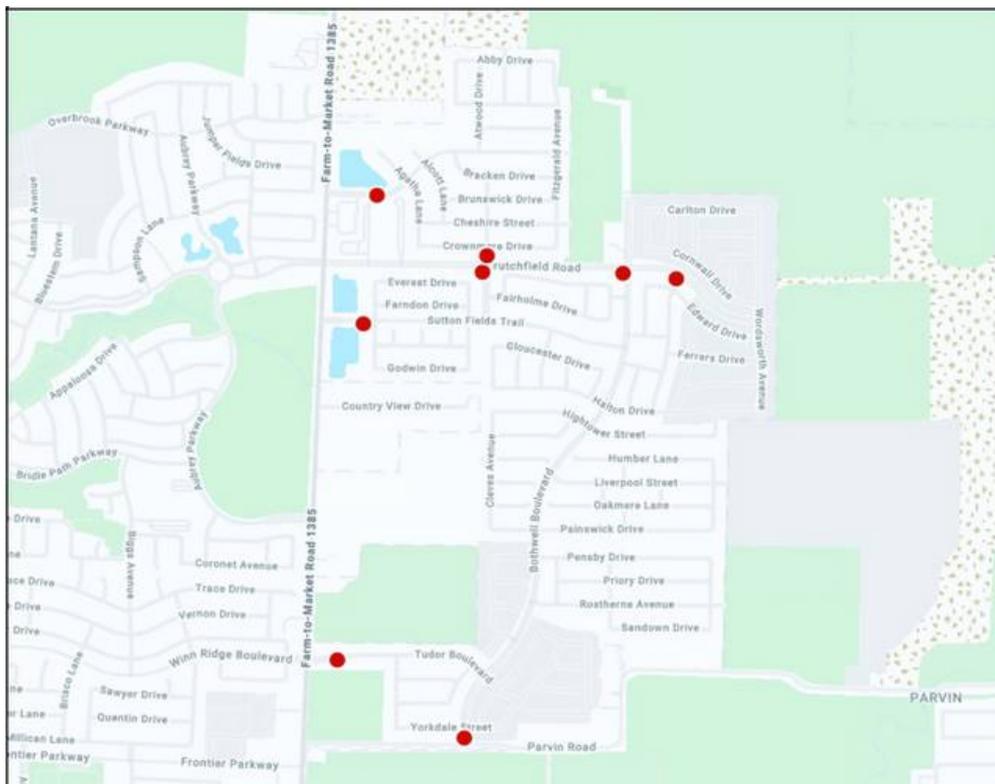


We are thrilled to announce that we have officially signed a commitment with Flock Safety to install license plate readers in our community!

These readers will be strategically placed at our entry points and within key areas of the neighborhood to enhance safety, security, and overall peace of mind for our residents.

In addition to the license plate readers, we also installed security cameras at the Amenity Area to help ensure the safety of our residents, community spaces and maintain the upkeep of our community spaces.

In short, this system will be able to relay information to Celina PD quickly so our neighborhood is safe!



Celina Police Department: Flock Safety Cameras

As we implement the Flock Camera System, we want to ensure you understand how it works and how it helps enhance public safety.



In February 2025, the Celina Police Department introduced Flock Safety cameras as a new safety measure to enhance the security of the community. These advanced cameras, powered by Automatic License Plate Recognition (ALPR) technology, are strategically placed at key intersections and thoroughfares throughout Celina. Their role is to track vehicle information and send real-time alerts to law enforcement when a vehicle linked to criminal activity is detected, such as a stolen car or one associated with suspects in state or national crime databases.

This initiative is not just about adding another tool to the police department's arsenal; it's about a firm commitment to ensuring the safety and well-being of Celina's residents. The Flock Safety cameras also play a crucial role in quickly locating vehicles involved in AMBER or Silver Alert cases, helping to locate missing persons with greater efficiency. The technology is part of a broader effort to reduce crime

and make Celina a safer place to live, work, and visit, underscoring the department's proactive approach to community safety.

What makes Flock Safety cameras unique is their ability to focus on vehicles rather than people. They capture vehicle-related data exclusively, which is processed and securely stored for a short period before being automatically deleted. This design ensures that no personal data or facial recognition is involved, placing a strong emphasis on privacy. The data collected is used solely for law enforcement purposes and is never shared with third parties, addressing common privacy concerns associated with surveillance technology.



KEEP UP WITH CELINA POLICE DEPARTMENT!

FOLLOW CELINA PD ON SOCIAL



@CelinaPolice

@CelinaPoliceTX

SCAN TO CHECK OUT CELINA
POLICE ONLINE



POLICE DEPARTMENT

› KEY DETAILS ABOUT THE FLOCK SAFETY CAMERA SYSTEM INCLUDE:

- Flock Safety cameras are deployed in over 5,000 communities nationwide and have been shown to reduce crime rates by up to 70%.
- These cameras track only vehicle-related data relevant to criminal activities and are not used for traffic enforcement or minor violations.
- Images captured by the cameras do not include faces or people, and all data is securely stored for 30 days before being deleted.

The Celina Police Department remains committed to balancing the need for effective law enforcement with residents' privacy concerns. By introducing Flock Safety cameras, the department is enhancing its ability to respond quickly and effectively to incidents, while respecting the rights and privacy of the community. This technology marks a significant step toward building a smarter, safer future for Celina.

"The safety of our community is our top priority, and the implementation of this cutting-edge technology is a significant step forward in our crime prevention efforts," said Chief John Cullison. "Flock Safety cameras will enhance our ability to respond swiftly and effectively, ensuring Celina remains a safe place to live, work, and visit."

Flock Safety cameras have already proven valuable in other communities across the country, contributing to safer neighborhoods and providing law enforcement with vital tools to prevent and solve crimes. The Celina Police Department is proud to invest in technology that improves safety while safeguarding privacy, and it extends its gratitude to the City Council for its continued support of public safety initiatives.

By embracing this innovative solution, the Celina Police Department is reinforcing its commitment to both community safety and privacy, creating a safer, more secure environment for everyone in the city.



LEARN MORE ABOUT FLOCK SAFETY CAMERAS

SCAN TO LEARN MORE ON
CELINA POLICE DEPARTMENT'S
WEBSITE



SCAN TO LEARN MORE ON
CELINA POLICE DEPARTMENT'S
FACEBOOK





Lawncare Guide

May

In May, Bermudagrass in Texas is in full growth mode. Apply fertilizer if you haven't so far, and if you have, wait until next month. Ensure your lawn is getting 1" of water per week. It's also a good time to check your trees and shrubs if they need any fertilizer too.

Mowing

Mow at 1" - 3" weekly or as frequently as required to prevent scalping

Fertilization

IF your grass is starting to turn green, apply 0.5lbs of Nitrogen/1,000 sqft

Irrigation

Conduct an irrigation audit before turning on your irrigation system. Water deep, "0.5" per zone 2x a week



Weed Control

Spot treat weeds



Insect Control

Scout for fire ants. Use bait or mound treatments.



Aeration

Aerate if your lawn is hard



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.



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