

NEIGHBORHOOD HARVEST



Community Newsletter

NOVEMBER 2024



Neighborly Notes

Dear Neighbor

As autumn brings cooler weather, we're excited to share all the latest news and happenings in our neighborhood. We've been hard at work planning and preparing for a fantastic lineup of events and projects that we can't wait to unveil. Inside, you'll find details on our upcoming Fall Festival—a perfect opportunity to gather, enjoy, and celebrate the season with neighbors! We'll also be sharing results from the recent community survey, which will guide some of our 2025 initiatives, along with information about our next Town Hall and Board of Directors meetings.

This month, we're pleased to announce two new Advisory Board members, who are excited to bring fresh perspectives and ideas to the community. We're also thrilled to welcome our newest neighbors to Sutton Fields—be sure to say hello and help them feel right at home!

Lastly, as we move toward Thanksgiving, we're reminded of all we're grateful for here in Sutton Fields. We hope this season brings joy and warmth to you and your family, and we look forward to connecting with each of you soon!

Visit our website at suttonfieldshoa.com



NEW NEIGHBORHOOD LEADERS

MIKE KERLEE - FINANCE COMMITTEE CHAIR

As a quantitative analyst with a decade of expertise in conversion rate optimization and experience design testing, I use data-driven strategies to drive sales and marketing improvements. As Finance Committee Chair, I'm committed to working with the board and resident committees to maintain our neighborhood's appeal and ensure fiscal responsibility.

SKIP BORN - ADVISORY COMMITTEE MEMBER

With 30 years in Public Service, he managed a water distribution Community Services District for two large Northern California communities, overseeing projects, grants, compliance, budgets, facility upgrades, and financial reporting. He also developed a Directors Handbook to keep board members informed on new laws and regulations.

CINNAMON ANDERSON - ESSEX COMMUNITY MANAGER

Taking over Al Silva's position, Cinnamon has 10+ years of HOA service. Her expertise has already made a positive impact to our community!

CARTER BLOOD CARE DRIVE

Our community truly came together on October 12th for the Carter BloodCare donation event, showing once again the strength of our residents' compassion and commitment. With a shared goal of donating enough blood to save 84 lives, each participant played a vital role in supporting those in need. Thank you to everyone who contributed to this life-saving cause!

**PUBLIC INFRASTRUCTURE
UPDATES**

Bothwell Street Lights:

Power should turn on by early to mid-November

How to Report a Street Light Outage:

CoServ maintains street lights within our community. Reporting an outage can be done easily online at [coserv.com > outages](https://www.coserv.com/outages).

<https://www.coserv.com/help/how-to-report-a-street-light-outage/>



RENTAL HOMES

Thank you to everyone for your patience with the recent increase in lease application reviews. With the high volume of requests, we ask for up to two weeks to ensure an applications align with our HOA's leasing policy.

We're committed to giving each application the attention it deserves, and we'll reach out with updates as soon as possible. If you have any questions, please don't hesitate to contact us—thank you for your understanding and cooperation!

SURVEY RESULTS

Received 303 Responses

Demo Garden

182 Yes - 121 No

Sand Volleyball Court

222 Yes - 81 No

Received 117 comments and questions that we have summarized and will address during our Town Hall

UPCOMING TOWN HALL & BOARD MEETING

Join us on November 5th for an important Town Hall meeting where we will discuss:

- Renting Policies w/ Essex's Attorney
- Sand Volleyball Court
- Xeriscape Demo Garden
- Addressing resident questions received from our survey

On November 12th we have scheduled our next Board meeting to:

- Approve upcoming Renting Policies
- Approve the 2025 Budget
- Additional points of topic will be discussed too

2025 BUDGET

We're excited to share an update on our community's budget. We plan on sharing some details in our upcoming Board Meeting when the budget is approved. This year, our focus remained on maintaining and enhancing neighborhood amenities while prioritizing fiscal responsibility. We did so with the alignment with our Finance Chair, Mike Kerlee. The budget covers essential services, planned improvements, and reserve funds to ensure the long-term health of our community's resources.

If you can't make the Board Meeting, we'll have minutes and a recorded meeting to get you up to speed!



SAND VOLLEYBALL COURT

Exciting news!

Our sand volleyball court project is moving forward! The Board of Directors has tentatively selected a prime location that minimizes impact on existing amenities and maximizes accessibility for all residents. This addition will enhance our community’s offerings, making Sutton Fields an even more desirable place to live.

After reviewing proposals from eight contractors, we narrowed it down to four, focusing on quality and cost to ensure the best value. The proposed site is at the corner of Cornwall Drive and Woolf Avenue in Phase 5, northeast of Bothwell Boulevard and Crutchfield Drive.

We’re currently in the initial planning phase and will soon finalize the contractor and timeline.

Thank you for your enthusiasm—stay tuned for updates!



DEMONSTRATION GARDEN UPDATE

Project Timeline and Launch

- The Landscape Committee Demonstration Garden is set to launch in Spring 2025. The Garden will replace the existing Garden Boxes.

Funding and Support

- We’ve secured grant funding from Mustang Water, and the Sutton Fields HOA has allocated funds in the new budget to ensure the project’s success.

Partnerships and Next Steps

- We’re collaborating with Mustang SUD, the Native Plant Society of Texas and the Upper Trinity River Water District for guidance on plant selection, garden design, and water conservation techniques. These partnerships are crucial as we work to create a beautiful garden that not only showcases native plants but also promotes sustainable water usage. We will continue to provide updates as we progress and share ways for residents to get involved.



← **Concept Drawings** →





ADVISORY COMMITTEE

In our commitment to maximize the value of HOA funds, we've been reviewing our annual service contracts—such as those for pool maintenance and landscaping—to identify the best options in terms of cost and quality. By comparing multiple contracts, we can ensure that our community receives high-quality services at a fair price.

Additionally, facility inspections will now become a regular practice. These inspections are aimed at proactively identifying and addressing maintenance needs, ensuring that all amenities remain safe, functional, and enjoyable for residents. This regular review process reflects our dedication to the community's long-term well-being and helps us manage resources responsibly.

NEIGHBORHOOD WATCH

We are also exploring the potential for an effective Neighborhood Watch program to enhance community safety and foster a greater sense of security. As a part of this program, the HOA's Essex Manager is obtaining quotes for security cameras designed to capture license plate details and send the information directly to the Celina Police Department...stay tuned!

FINANCE COMMITTEE

Throughout November, the Finance Committee will review year-to-date expenditures from resident-led committees and provide advisory support for bids on annual service contracts and upcoming projects, ensuring our community receives high-quality services at a fair price.

LANDSCAPING COMMITTEE

Landscape Committee is hard at work seeking competitive bids for the removal and relocation of the 36 garden boxes currently in the amenity space. Four of the 36 boxes have been promised to the Dan Christie Elementary School. The remainder of the boxes will be raffled off among the neighborhood.

SOCIAL & WELCOME COMMITTEES

Welcome Committee is looking forward to meeting our new residents on a quarterly basis where we will host meet and greets to answer any questions and provide knowledge documents for our new neighbors!

Social Committee is working hard to finalize plans for our Fall Festival on November 9th from 2pm to 5pm at the green space. Residents can join us for carnival games, petting zoo, food trucks and more!



We received 117 written responses from you!
Here are some common themes we received!

When will additional amenities (gym, pools, courts) be built?

Great question! We're finished with the planning phase of a community requested Sand Volleyball court and upgrading our gardens. There will be more to come as the next phase of Sutton Fields begins to develop too.

What steps are being taken to improve landscaping, especially at entrances and common areas?

In October, the Board met with D&D to reestablish landscaping standards. With Spring around the corner, we're confident they'll ensure all new and existing landscaping thrives. If you spot leaks, dead plants, or similar issues, please report it via the contact link via our HOA website so we can address.

What are the plans for improving playground areas for children?

Coming soon, we have ordered a new swing set that was within our 2024 budget along with new bike racks around the amenity center.

How is the HOA enforcing rules on rentals and general property maintenance (e.g., lawn care, trash cans)?

Since August, the Board and Essex's Compliance Director have aligned on expectations, with our Landscaping Committee assisting to ensure standards are met. Rental property issues are also being addressed, with further details and legal clarity from our community attorney to be shared at our upcoming Town Hall.

What is being done to address the unacceptable in the neighborhood, such as installing cameras or increasing patrols?

In 2025, the Board will expand pool monitors' duties to include neighborhood patrols during the summer. This added presence, coordinated with Celina PD, aims to improve response times and community safety.

If you have any other questions, feel free to reach out to the Board or Advisory Committee!



We're thrilled to announce **6105 Hightower St.** as October's Yard of the Month! Their hard work, creativity, and dedication to beautifying Sutton Fields truly shines. Thank you for making our community a more vibrant and welcoming place!

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

- **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.

**Qualifying months: April - December*



NOVEMBER

In November, Bermudagrass in Texas enters dormancy, so it's crucial to stop fertilizing and reduce or turn off your irrigation system. Mowing can be minimized, and if needed, it's a good time to apply a post-emergent weed control to kill any unwanted weeds.

Mowing

Mow if necessary to prevent winter weeds from flowering

Tip! Observe the 1/3rd rule by never removing more than 1/3rd of the grass blade at any one time

Irrigation

Turn off irrigation

Fertilization

No need to apply fertilizer

Weed Control

Apply post-emergent weed control to kill winter weeds if necessary

Insect Control

No need to apply an insecticide

Aeration

No need to aerate your lawn

**This guide is solely used as a recommendation and is not required by the homeowner*



CALENDAR

Friday, November 1 - Celina Friday Night Market @ Celina Downtown Square

Friday, November 1 - Varsity Football: Celina @ Community

Saturday, November 2 - Sutton Fields Community Garage Sale 8am-2pm

Tuesday, November 5 - *Sutton Fields Town Hall 6pm-7pm

Tuesday, November 5 - Election Day (VOTE @ Celina Fire Station #3!)

Thursday, November 7 - Varsity Football: Prosper @ Plano West

Friday, November 8 - Varsity Football: Lake Dallas @ Celina

Saturday, November 9 - Sutton Fields Fall Festival 2pm-5pm

Saturday, November 9 - Life Connected Service Day @ Celina Square

Saturday, November 9 - Sutton Fields Pub Crawl 7pm

Monday, November 11 - Veterans Day

Monday, November 11 - Veterans Day Ruck March @ Old Celina Park 8:30am

Tuesday, November 12 - Celina City Council Meeting 5pm

Tuesday, November 12 - *Sutton Fields Board of Directors Meeting 4pm-5pm

Thursday, November 28 - Thanksgiving

*Virtual links to community meetings will be sent via email to residents



Want to share something? Email the Board and Advisory Committee so we can post it here!





SUTTON FIELDS PRESENTS

 **FALL**
PUB CRAWL

Pub crawl from house to house

Sat Nov 9th • 7 pm

Message Me on FB if you wish to be a stop

*Contact - [Tim Robinson](#) on Facebook if
you would like to be a stop or help others*

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WE ARE LOOKING FOR YOU!

JOIN THE CITY OF CELINA IN MAKING A DIFFERENCE!

LIFE CONNECTED SERVICE DAY

 **SATURDAY NOVEMBER 9 | 8 AM TO 1 PM**

The City of Celina is dedicated to strengthening our community by fostering connections through meaningful acts of service.

Life Connected Service Day is a one-day event that bring together volunteers to support residents in need, building lasting relationships with our neighbors.

PROJECTS MAY INCLUDE

-  Mowing
-  Minor Fence Repair
-  Raking Leaves
-  Debris Removal
-  Cleaning Gutters
-  Tree Trimming

AND MANY MORE!

REQUEST ASSISTANCE OR SIGN UP TO VOLUNTEER!

REQUEST ASSISTANCE



SIGN-UP TO VOLUNTEER



TO LEARN MORE VISIT
<https://celina-tx.gov/celinaserviceday>

FOR INQUIRIES OR CONCERNS:
Trevor Ludwyck
(903) 505-1469
lifeconnected@celina-tx.gov

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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 ▶



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WANT TO VOLUNTEER?

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
Zarte
Volunteer

Denise
Zarte
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Linsey
Oberlin
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