

SUGAR VALLEY LAKE HOMES ASSOC., INC.

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Sugar Valley Lake Homes
Assoc., INC
PO Box 247
53 Fairway Drive
Mound City, KS 66056

Association Manager

Tracy Mayhugh

Greetings, Members!

As 2024 draws to a close, I want to take a moment to express my heartfelt appreciation to everyone who has made this year such a success for our Association. It's been a year of progress, and I'm incredibly grateful for all of the hard work and dedication that has gone into making our community stronger.

First and foremost, I'd like to extend a special thank you to all of our employees at both lakes. Their tireless efforts behind the scenes have been integral to keeping our community running smoothly. I'd also like to recognize our committee members for their commitment to the community. If you haven't yet joined a committee, I encourage you to consider it! Committees are an excellent way to get involved, connect with neighbors, and make a meaningful contribution. We'll be accepting sign-ups at our Annual Meeting in January, so please come prepared to participate.

A heartfelt thank you also goes to the Board of Directors for their leadership and dedication to making thoughtful decisions that help move our community forward.

To our newest members—**welcome!** We are so glad to have you as part of our community and look forward to getting to know you better. We hope 2025 brings even more opportunities for us to strengthen and enrich the place we all call home.

2024 Highlights:

- **Lake Downpipe Repair:** After years of needing attention, we successfully relined the downpipe for the lake—an important project for the health of our water system. We were fortunate to secure a grant that covered 80% of the cost, amounting to a total savings of \$98,400.
- **New Playground Equipment:** Thanks to a \$5,000 grant, we were able to install new playground equipment at the Sugar Valley Clubhouse, giving our children a safer and more enjoyable place to play.
- **New Pavilion at Hidden Valley:** The Recreation Committee, along with members of Hidden Valley, raised

funds and built a beautiful new pavilion at the Hidden Valley Clubhouse. This new space will serve as a wonderful outdoor venue for events and gatherings.

Stay Informed

Don't forget that you can always stay up to date on the latest news and updates by visiting our community website: www.sugarvalleyhiddenvalleylakes.com. On the site, you'll find important documents like our **Bylaws, Covenants & Restrictions, and Rules & Regulations**. You can also pay assessments, file permits, and sign up for email updates through the "Manager's Corner."

As we look ahead to 2025, I continue to seek guidance and inspiration to help lead us toward even greater achievements. I'm excited for the opportunities we will have to improve and grow as a community in the coming year.

Wishing you all a blessed holiday season filled with peace and joy.

Tracy Mayhugh
Association Manager

Board President

David Eastwood

The year 2024 has been another year of positive progress for our Association. As I reflect on the past twelve months, I am proud

of the growth we've experienced and the many accomplishments we've made together.

As always, I'd like to extend a warm welcome to our new members. I encourage each of you to get involved. The Board, Management, and Committee Members have worked tirelessly to keep this momentum going, but it takes all of us—members, volunteers, and staff—working together to continue moving our Association forward.

As this will be my final year serving as Board President, I want to express my deep gratitude for the opportunity to lead this year. It's been a true honor.

I'd also like to take a moment to remind everyone to be kind and patient with your Board members. Serving on the Board is a volunteer position, and every member is giving their time and effort for the betterment of our community. Your support and understanding go a long way in helping us continue to serve you with dedication and care.

Thank you again for the opportunity to serve as your president this year. I look forward to finishing strong and seeing all the great things we will accomplish together in 2025.

David Eastwood
Board President

Paying Assessments

Your Assessments are vital to our association. You should have received a bill for your 2025 assessments. If you have not, please call the office and verify we have your correct address and contact information.

There are many ways to pay your yearly fees. A 'Payment' tab has been added to the website so that you can pay via credit card. You can also pay in person at SVL Clubhouse during office hours (M-F 8am - 4:30pm), mail a check, or pay over the phone with a credit card. Please note that going forward, any payment made by card will be subject to a small fee. If you prefer to avoid this fee, payment by cash or check will not be subject.

Any unpaid assessments after April 1, 2025 will begin to accumulate late fees, and may be referred to our attorney for further action. It is your responsibility to ensure your payment is made. Thank you for your cooperation.

Biographies of Board Candidates

Donni Motes

I am Donni Motes who is running for the Sugar Valley board position. I've lived at Sugar Valley full time about 12 yrs. I have Served 3 years in the Missouri National Guards MP unit. I have done volunteer work for the homeless in Quincy, Illinois,

and Hannibal, Mo. 12 years ago I did tie 3rd for best volunteer of Linn County. I have been trying to keep Sugar Valley safe by organizing a Neighborhood watch program where I live. I would like to see other members work together to help keep our community safe. I'm looking forward to working with the community & the employees of our lake community to help make the lake a place everyone feels safe & at home. I have organized Neighborhood cookouts 2 years now where neighbors come together to enjoy each other and get to know each other. This is something that would be beneficial for the whole community.

How I want to help? I want to listen to the whole lake community & see what actions we can take to help improve things. I want to hear everyone's concerns and assist in any way I can.

Russell Gray

Mr. Gray has spent more than 22 years in service of our nation. He is the Father of 3 vibrant and passionate U.S. Citizens, Christian, 21, (University of St. Mary), Jayson, 21, (United States Navy Petty Officer 3rd Class, Yokuska, Japan), and Adrian, 17, (Junior, Lansing High School, Graduating early in December of 2024.) He is also married to his wonderful bride of 22 years and together for 24 years, Susie Gray, who is also a U.S. Veteran and currently

works with the Veteran's Affairs Office, CPAC, Leavenworth, KS. Mr. Gray has previously served on the Recreation Committee (2023) for Sugar Valley, and is passionate himself about ensure that both communities are provided for and united as one family! He currently owns two lots on the Sugar Valley side of the lake community with hopes of purchasing and beautifying two more in the near future.

So What will Russell Gray do?

- Represent all residents of the HOA community.
- Provide a fresh outlook on the future of the lake communities.
- Be the voice of those in the community that feel they have no voice.
- Present resident recommendations to the board and seek answers to problems and concerns.
- Find new ways to enhance the beauty of our communities.
- Be honest and transparent.
- Network with internal and external clients to enhance not only our lake communities, but the towns and cities that surround our lake communities.

So What will Russell Gray NOT do?

- Forget that he is elected to represent all community members regardless of affiliations, or personal beliefs
- Fail to provide feedback in a timely manner to our constituents.
- Forget that empathy and understanding is a responsibility of the elected position.

- Abuse the power that is presented within the elected position.
- Tarnish my core values for the sake of approval.
- Bring dishonor to the Sugar Valley/ Hidden Valley lake communities.

A few ideas to bring to the community?

- Creating a suggestion box to be provided at meetings to answer community questions and concerns and have answers back to the community members no later than the next meeting.
- Enhancing our property options to include a tennis/ pickleball court, and permanent concrete cornhole sets.
- Creating a teen location for our kids to have to enjoy themselves
- Creating welcome kits for new owners.

Justin Stiffler

Hello, I'm Justin Stiffler. My wife Misty and I have owned property at Hidden Valley Lake for 8 years. We just recently semi-retired and moved here full time to better enjoy this place we love. As a long-time licensed contractor and rental property business owner, I've spent over 20 years building and remodeling structures, staying within a budget and creating strong teams. I've also served on the City of Gas, Kansas Zoning and Planning Board. I understand firsthand the importance of clear and transparent communication,

realistic budgeting, and making efficient decisions. My goal is to help continue the great strides that have been made towards staying within the budget and continue supporting the improvements within both communities. In addition, I'd like to work on reasonable ways to bring in extra income while providing more services for both SVL and HVL. What sets me apart is my ability to see projects through from start to finish. Running a real estate business requires me to juggle multiple roles: project manager, property manager, maintenance supervisor, budget analyst, and customer liaison. I've learned to make timely decisions, balance priorities, and keep the end goal in sight—all skills that would be valuable to our board. I'm excited about the possibility of serving on the board and am eager to bring my background as a licensed contractor and business owner to the table. Together, I believe we can achieve continued improvement. I ask for your support to help us build a stronger, more resilient community. Feel free to reach out to me with any questions you may have.

Sincerely, Justin Stiffler
620-363-2202

Dave Zyla

Greetings Sugar Valley Lake Homes Association Members. I'm writing this in hopes to gain your support for my second term as your board member.

We've owned our lots since 2016. This past spring my wife Beckie and I decided we enjoyed the lake life so much we moved full time to Sugar Valley Lake. Throughout the past few years I feel the association has seen good progress. The growth, member involvement and improvements financially is a coalition of the board of directors, management, employees and members of our community. Having members volunteering, picking up trash or simply cleaning a table are things that don't go unnoticed in our community. It's the efforts of all that make this place great and I would like to Thank You for assisting. When we all work together great things can happen. With the positives comes the understanding there is still work to be done. As a board member it is important to listen to all sides of the conversation. Through productive conversation I believe we can find solutions to those situations and provide the best outcome for our association. Most of us purchased lots for common reason and while one might boat but not golf, or one might swim in the pool instead of the beach, every amenity is a vital part to our community. It is important we continue to invest in these areas while looking for solutions to lessen the financial burden. The past few years we have faced both hardship and blessings but in the end I feel the association has

come out better. I look forward to continuing my role, working with all members, as a member of the Board of Directors.

Thank you for your support.

Dave Zyla

402-335-0143

Jerrold Handly

Hello, my name is Jerrod "JD" Handly. My wife, Angela, and I own three connecting lots at Hidden Valley Lake. We purchased the lots individually. All of the lots were extremely overgrown and hadn't seen any activity for years. We've enjoyed cleaning them up and using them over the last couple of years. As well as becoming members of the Hidden Valley Community.

I was born in Fort Scott and grew up just outside of Fort Scott and eventually on my maternal families farm, outside of Prescott. My family and I live on a farm northeast of Hammond. I am the Culvert Crew Supervisor for Bourbon County Public Works.

I am currently vying for a seat on the Board. Over the last couple of years I have witnessed a substantial amount of negativity and division on multiple social media platforms. This is, unfortunately, very embarrassing and unproductive. As well as, toxic to the culture of the Community.

In short, I have no ax to grind, no personal agenda to execute. My intent is to bring extensive problem solving skills and for-

2024 Golf Schedule

Please keep an eye out on our website and Facebook page for tournaments and other course closures.

September 14, 2025 Knights of Columbus tournament

Hidden Valley Rec Schedule

Every Saturday @ 5:00PM - Karaoke & Queen of Hearts

Every Third Friday @ 6:30PM - Bingo

Saturday, February 14th - Valentine's Party @ 7PM

Dinner for two & music by Trevor Holman. Details will be provided on SVL/HVL Facebook Page.

Saturday, May 24th- Memorial Day Party

Cake Walk, Corn Hole Tournament, and much more! Come join us to eat, drink, and dance to Trevor Holman & the Haymakers @ 7PM. It will be a fun-packed day at HVL! Donations of cakes & pies welcome. Ribs & curly fries for sale for dinner.

Saturday, August 30th - Labor Day Party

Music by DJ Brown & the Bourbon Country Revival. Details will be provided on SVL/HVL Facebook Page.

Chiefs Games

Watched at the clubhouse. Bring snacks to share.

Contact Jim Guffey at 620-224-7147 to sign up to help

2024 Board Meetings

Meetings start @ 6:30 pm

Monday, January 20th HVL

Saturday, January 25th Annual Members Meeting @ 9:00 am - Bunkerhill

Saturday, January 25th Special Assessment Increase Meeting Following Annual Meeting - Bunkerhill

Monday, February 17th SVL

Monday, March 17th HVL

Monday, April 21st SVL

Monday, May 19th HVL

Monday, June 16th SVL

Monday, July 21st HVL

Monday, August 18th SVL

Monday, September 15th HVL

Monday, October 20th SVL

Monday, November 17th HVL

Monday, December 15th SVL

ward thinking to the Board. I'm interested in being a part of progress and improving the Hidden Valley Community. All while respecting each and every property owner, equally. I encourage you to attend the Annual Meeting in January and humbly ask for your vote.

Sincerely, JD Handly

2025 Golf Rates

Annual - Sales Tax

Included

- \$860 Family & Shed
- \$655 Individual & Shed
- \$620 Family
- \$415 Individual
- \$75 Junior, ages 13 to under 18, excludes JLHS Golf Team Members

18 Holes - Sales Tax Included

- Guest \$21
- Member \$16
- Junior - ages 13 to under 18, non JLHS Golf Team Member \$5 walk or ride with member

Cart Sheds

Must pay for Annual Family or Annual Individual Golf Fees to rent a golf shed, cost is covered under those fees.

Sugar Valley Rec Schedule

Contacts: Candace Sweet (816-835-5975), (new Co-Chair TBA) & BINGO: Donna Stephenson (913-406-7419). If you can help on any of these dates, please contact Candace. For all dinners that the community provides, please call ahead or look for signups on Facebook so we know how much food to prepare.

Every First Saturday @ 4:00PM - Bingo

Buy in \$5 card or 5 for \$20; contact Donna Stephenson 913-406-7419. Please note: if there is bingo and a dinner on the same night, dinner will be held half an hour later, at 6:30PM. Bingo in July will be on the 12th.

Saturday, February 8th @ 6:00PM - Favorite Crockpot Meal

Bring your favorite crockpot meal to share. Provide a copy of recipe.

Saturday, March 8th @ 6:00PM - Italian Potluck

Bring your favorite Italian meal to share. Provide a copy of recipe.

Saturday, April 19th @ 9:00AM - Breakfast & Easter Egg Hunt

Pancakes & Sausage provided, bring sides. Easter Egg Hunt 11:00AM.

Saturday, May 24th @ 6:00PM - Country Potluck

Burgers & Hotdogs provided. Bring fixings, sides & desserts.

Saturday, June 14th @ 7:00PM - Movie / Ice Cream Social

Ice cream provided. Movie at dark. Bring lawn chairs/blankets.

Saturday, August 23rd @ 6:00PM - Taco Crunch Dinner

Meat provided. Bring fixings, sides & desserts.

Saturday, September 20th @ 6:00PM - Fall Festival & Craft Show

Stay tuned for details. Food TBA.

Saturday, October 18th @ 5:30PM - Chili Cookoff, Hayride, Golf Cart / Trunk or Treat & Costume Contest

Golf cart/trunk or treat & costume contest for children. Judging at 6:30pm. Hot dogs & hot cocoa provided, bring snacks to share.

Saturday, November 15th @ 6:00PM - Thanksgiving Dinner

Turkey provided. Bring sides & desserts.

Saturday, December 13th @ 6:00PM - Christmas Dinner

Meat provided. Bring sides & desserts. Bingo - bring \$10 gift for prizes if you choose to participate.

Special Events

Be on the lookout for further details on Facebook/at the office!

Summer 2025 @ 9AM - Water Aerobics

Tuesdays & Thursdays, May 27th - September 1st. Held at SVL pool.

Saturday, June (TBA) @ 6:00PM - Texas Holdem/ Bunco Tournament

Buy in & prizes.

Saturday, July 5th @ 8:00PM - Golf Cart/UTV Parade

Will be prizes.

Sunday, August 31st @ 3:00PM - Cardboard Boat Races

Will be prizes.

Saturday, September 20th @ TBA - Craft Show

Along with Fall Festival.

Fall 2025 - Chair Yoga @ 8:30AM

Tuesdays & Thursdays starting Oct 14th, at SVL Clubhouse

Corn Hole Tournament

Date & Time TBD

(Please make note: it doesn't matter which lake you own property at; you may vote for candidates for both lakes)

If filling out this Ballot DO NOT fill out the Proxy.

BALLOT

Election of Three (3) Board Members

Sugar Valley Lake Homes Assoc., Inc.
Annual Meeting – January 25th, 2025 at 9:00 am –Bunker Hill

Please Vote for Two (2) members to serve on the Board of Directors as representative for **Sugar Valley**

Russell Gray (SV)

Donni Motes (SV)

Dave Zyla (SV)

Please Vote for One (1) member to serve on the Board of Directors as a representative for **Hidden Valley**

Jerrod Handly (HV)

Other _____

Justin Stiffler (HV)

The candidate with the most votes will be elected.
Please place an 'X' on the appropriate line above or write in a candidate.

Sugar Valley

Hidden Valley

Total Number of lots owned _____

Plat(s) _____ Lot(s) _____

PRINT MEMBER NAME _____

MEMBER SIGNATURE _____

DATE _____

If not attending the Annual Meeting, please mark, sign, and return the Ballot by mail to the business office at Sugar Valley Lake Homes Association, Inc. If mailing, the signed Ballot must be received in the mail no later than January 24th, 2024. If attending the meeting, you may drop your Ballot in the Ballot box prior to the meeting. The Ballot MUST BE SIGNED to be considered valid.

Proxy

Election of Board Members
Sugar Valley Lake Homes Assoc., Inc.
January 25th, 2025 at 9:00am

This proxy is solicited on behalf of the management of the SVL/HVL Homeowners Association. The undersigned does hereby appoint the Board of Directors of Sugar Valley Lake Homes Associations, Inc. as the proxy holder of the undersigned vote and to act for the undersigned at the Annual Members Meeting according to the number of lots the undersigned would be entitled to vote, if personally present at said meeting, and any adjournments thereof, with full power and authority to act for the undersigned, and with all powers that the undersigned would possess if personally present; unless the member appoints a designee that is a member with Sugar Valley Lake Homes Association, Inc. (see Article XIV, Section 1 of By Laws)

I assign my proxy vote for the 2025 Board of Directors election for Sugar Valley to:

To: _____ (write in name) or

Sugar Valley Lake Homes Assoc. Board

Sugar Valley

Hidden Valley

Total Number of lots owned _____

Plat(s) _____ Lot(s) _____

Print member name _____

Member Signature _____

Date _____

If you do not plan to attend the Annual Meeting please mark, sign, fold, seal and return the proxy by return mail. If mailing, the signed proxy must be received in the mail no later than January 24th, 2025. If planning to attend, Proxy may be turned in by hand at the Annual Meeting before the meeting has opened. The proxy MUST BE SIGNED to be considered valid.

Proposal for Assessment Increase in 2026

Current Assessment: \$223 per year

Proposed Assessment: \$325 per year

We understand that any increase in assessments can be a concern, and we want to be transparent about why this is necessary. We are committed to being good stewards of the funds entrusted to us, and we are taking a close look at the costs required to maintain and improve our community. Here's a breakdown of how your annual assessment is currently spent:

What Your Assessment Covers Today

- **2.5 Truckloads of Gravel**
One truckload of gravel may cover approximately 500 feet of road, but we have nearly **150,000 feet** of roads in SVL alone. Some roads, especially in HVL, require double the amount. Gravel is also used in other areas of our community.
- **One Dump Truck or Bobcat Tire**
We often face flat tires that need immediate repair or replacement, whether on the heavy-duty dump trucks or the smaller Bobcats used for maintenance.
- **73 Gallons of Diesel**
During the mowing season, we burn through **73 gallons of diesel in just a few days**—this is just for routine maintenance, not including fuel for the campground, dams, roadsides, or common areas.
- **1.5 Golf Course Sprinkler Heads**
Our golf course irrigation system is aging, with many original sprinkler heads in place since the 1970s. Replacing and maintaining these components is crucial to ensuring a healthy, functional course.
- **Less Than One Day of Mowing Labor for the Golf Course**
Maintaining the golf course alone requires at least three workers. The assessment doesn't come close to covering the cost of their time, meaning other areas like the campground, roadsides, and common areas are often underfunded in comparison.

These are just a few examples of the costs associated with maintaining and improving our community. In addition to these, there are also ongoing costs for equipment repairs, maintenance supplies (like oil and fluids), and labor. Repairs to buildings, infrastructure, and tools often take precedence over other important tasks.

Why the Increase is Necessary

We are operating with a **small crew** who manage a large area. Every act of vandalism or misuse, such as improper use of the compactor or damage to property, not only costs money but also diverts time and resources from other priorities. If we had more help or could offer overtime, the cost of labor would rise even further.

In addition to these challenges, our community is currently carrying **\$187,200 in debt**. In 2024 alone, we paid **\$10,042.08 in interest** on that debt. The reason for this debt is clear: we are simply not generating enough revenue through our current assessments to cover our growing expenses. Without an increase, this financial strain will only continue, and the interest payments will become an even greater burden.

To put it simply: the current assessments are **not enough** to maintain the level of service and quality of life we all want for our community. For instance, we recognize the need for additional sand at the beaches, more frequent road maintenance, and consistent mowing of the roadsides and common areas. However, due to budget constraints, we are unable to address these needs as regularly as required. **To ensure we can meet these essential needs and continue improving our community, an increase in assessments is necessary.**

A Historical Perspective

If we had adjusted the assessments each year based on the **Consumer Price Index (CPI)** since 1973, the current assessment would be **\$370 per lot** in 2024. This would have allowed us to keep pace with inflation and ensure that our community was properly funded to meet growing needs over time.

The Way Forward

Increasing assessments is not something we take lightly, but it is necessary to keep our community safe, well-maintained, and sustainable for the long term. By voting **yes**, you'll help ensure that we can continue to provide the services and improvements that benefit everyone who lives here.

Proxy

Raise assessments to \$325 for 2026
Sugar valley Lake Homes Assoc., Inc.
January 25th, 2025, following the annual meeting.

This is a special vote. Members must be present at the meeting and in good standing to vote yes or no. If you are unable to be at the meeting, you can drop off or mail in this proxy vote to the office.

This proxy is solicited on behalf of the management of the SVL/HVL Homeowners Association. The undersigned does here by appoint a designee that is a member with Sugar Valley Lake Homes Association, Inc. (see Article XIV, Section 1 of By Laws) as the proxy holder of the undersigned vote and to act for the undersigned at the special meeting according to the number of lots the undersigned would be entitled to vote. Proxy must be present at meeting and a member in good standing for vote to be valid.

I assign my proxy vote for raising assessments to \$325 for Sugar Valley to:

To: _____ (write in name)

Sugar Valley

Hidden Valley

Total number of lots owned _____

Plat(s) _____ Lot(s) _____

0

Print member name _____

Member Signature _____

Date _____

If you do not plan to attend the Special Meeting please mark, sign, fold, seal and return the proxy by return mail. If mailing, the signed proxy must be received in the mail no later than January 24th, 2025.