



Spring - Summer

SWEETGRASS NEWS
2025



PRESIDENT'S REPORT

Hey neighbors,

It's been a great spring here in Sweetgrass and it is nice to have (most of) the pollen behind us. Summer is almost here, and with the warmer days come the sounds of laughter, bike rides, and cul-de-sac get togethers. The kids are out and about and with school coming to a close here soon, we will expect to see more outdoor activity! Please be extra cautious while driving through the neighborhood and remember to follow the 25 mph speed limit to help keep everyone safe.

If you're new to the neighborhood or just haven't had a chance to connect yet, we invite you to join our neighborhood Facebook page. It's a great way to stay in the loop, meet neighbors, and learn about upcoming events and community news. The group is called "Sweetgrass Neighbors" and you will see the entrance sign pictured for the group.

A big thank you goes out to our volunteer HOA Board of Directors—your time, energy, and dedication plays a huge part in keeping our neighborhood running smoothly and looking great. We appreciate all that you do! The board does our best to stay on top of the happenings in the neighborhood but do miss some things. If there's anything you notice or things you'd like us to discuss, please email me at sweetgrasshoaboard@gmail.com and I will add your item to our next board meeting. The board meets on the 2nd Tuesday of every month at 8:30pm, virtually. You can join these meetings, or we can discuss your item and get back to you.

I look forward to seeing you all in the neighborhood and at our upcoming social events. Wishing everyone a safe, sunny, and fun-filled summer!

-Eliot

ARCHITECTURE REVIEW BOARD

SEAN CARLIN

I continue to see a lot of people working throughout the neighborhood and want to thank everyone for doing their best to make Sweetgrass Community look the best it can. As others plan any future work, please remember to read our covenants and restrictions before filling out an application as this makes things easier on us all. Also, please feel free to reach out to me if you have any questions or concerns and thanks again to all those who have submitted thus far as it has been a true pleasure working with you all.



*All ARB submittals are to be completed online. This is located on our neighborhood's website under the homeowners tab. Click on the ARB Request button and everything required to be filled out is right there. Feel free to include more information than required and pictures and drawings are encouraged for a faster response.

*Just as the applications are now paperless, so are the approvals. Any questions or concerns about any work feel free to contact me directly or A-Plus as we have records of all approved work. Any potential violations can also be reported to either of us and they will be handled in the appropriate manner according to our bi-laws and C&R's.

*Emergency repairs do not require ARB approval, but we do ask that you let us know so we can keep a record of this work should any questions arise.

***One reminder that the maximum fence height in the neighborhood is 5'-0" per our C&R's. The HOA has always held firm to that number. And Fences are to be from the rear face of the house and are not to be moved forward from that point.**



BOATYARD

FRANKIE PETIT

The expansion of the boatyard has been put on hold to allow for the planning of a larger amenity area for the neighborhood. Everyone has done a great job keeping their boats in their designated spots and positioned as far back as possible to facilitate the easy movement of trailers in and out.

If you would like to be put on the wait-list for a spot, please email me at frankiepettit@gmail.com. Spots are only for homeowners who reside in the neighborhood. Boats have to be registered in your name or if you have a trailer, you will need to show proof of ownership.



COMMUNICATIONS

JENNIFER GIBBONS

We've tightened up the settings on our neighborhood Facebook page to help keep out solicitors and folks who don't live here. It's all about keeping it neighborly and safe!

Not on the page yet? No problem! Just head over to SweetgrassHOA.org, login and click on the Facebook Code page to get started.

Please note that the Facebook page is for friendly neighbor chats and updates—not for official HOA business or neighbor complaints. If you have a request or an issue that needs attention, send us an email at sweetgrasshoaboard@gmail.com or aplus@apluspm.com.

We'll still be post HOA meeting recaps on Facebook so you can stay in the loop., so if you have a neighbor not online, please share these updates with them. We want everyone to be in the know!

LANDSCAPE

GEORGE MEGRE

There aren't many big changes to report this quarter—but that's good news!

- Seasonal flowers: Our wonderful “flower person,” Ashley, has renewed for another year and already refreshed the beds at the front entrance.
- Fresh mulch: All island beds received a new layer of mulch in early May to keep weeds down and our common areas looking tidy.
- Routine care: Ruppert (formerly The Greenery) continues weekly mowing, edging, and quick litter pickup throughout the neighborhood.

If you spot anything that needs attention—or have ideas that would brighten up our community—please shoot us an email at sweetgrasshoaboard@gmail.com. Extra eyes and helping hands are always welcome. Enjoy the summer blooms!

PONDS

MATT BROWN

As the warm season approaches, you will notice an uptick in algae and vegetation growth. We utilize a non-chemical approach to algae and vegetation mitigation via fish stocking as well as dye methods. With that being said, please don't hesitate to reach out to me if you notice any excessive algae buildup, excessive vegetation growth, or any deficiencies with any of the aerators.

As always, I hope everyone is enjoying the recreational capabilities our ponds have to offer from bird watching, kayaking, paddle boarding, or fishing!



SOCIAL

PAUL SMITH

It's been a fun and active season in our community so far! We kicked off spring with our large community-wide garage sale, featuring over 25 participating homes, it was a great turnout and a unique way to connect with neighbors. We've also enjoyed visits from 5 delicious food trucks and 2 breakfast/coffee trucks, bringing tasty fun to our neighborhood.

On Memorial Day, the HOA treated us all to refreshing Italian ice, which was a sweet way to honor the day and cool off with friends and family.

And we're just getting started! In the coming months, you can look forward to more regularly scheduled events designed to bring our community together. Stay tuned for updates, we can't wait to see you out there!



My dog used to chase people on a bike a lot
...It got so bad I had to take his bike away!



REMINDERS:

- **Drive Safely:** Obey stop signs and speed limits. We are a neighborhood filled with young children and walkers, so please drive slowly and attentively.
- **Trash & Recycling:** Put bins out Monday night. Trash/Yard Waste every Tuesday; Recycling on alternating Tuesdays. Store bins out of street view.
- **Pet Etiquette:** Pick up after your dogs and use the pet waste bins located throughout the neighborhood.
- **Mosquito Control:** Dump standing water (buckets, toys, plant saucers, etc.) regularly. Even a bottle cap of water can be a breeding ground.
- **Property Upkeep:** Maintain lawns, structures, and home exteriors per HOA C & Rs. If you have mildew on your home, now is the time to pressure wash.
- **Storm Prep:** Keep street drains clear. Don't blow leaves into the street; bag yard debris or use as mulch to help prevent flooding.
- **Neighborhood wildlife:** Please respect and observe all of our beautiful critters from afar. They live among us, so the best thing to do is give them space and they will most likely go their merry way in a short time. Also, you can help to keep rodents down by removing outdoor pet food and make sure trash bins are clasped tight.

Important Resources

HOA EMAIL:

SWEETGRASSHOABOARD@GMAIL.COM

PROPERTY MANAGEMENT:

A PLUS

APLUS@APLUSPM.COM

NEIGHBORHOOD WEBSITE:

SWEETGRASSHOA.ORG

BY-LAWS:

SWEETGRASSHOA.ORG/BY-LAWS/

COVENANT & RESTRICTIONS BRIEF:

SWEETGRASSHOA.ORG/454-2/

