



WINTER 2024-2025

# SWEETGRASS NEWS

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**JANUARY 21, 2025 @ 7PM - SAVE THE DATE!**

Welcoming our entire community to provide input into the future of Sweetgrass at our annual HOA meeting!  
Refreshments @ 6:30pm.

**More details in your mailbox very soon...**



## ELIOT HOOD **PRESIDENT'S REPORT**

It's been another great year here in Sweetgrass. I hope everyone had a wonderful holiday season. I look forward to making more great memories here in the neighborhood in this new year. The volunteers on the board have worked hard this year to keep neighborhood operations moving, working on improvement projects, and bringing us

all together for social gatherings. It's been a productive year, and we look forward to continuing to serve the neighborhood in 2025.

Our monthly Board meetings are held on the second Tuesday of every month, and if there are ever items you would like to have the HOA Board address, please [let us know](#).





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## A FEW IMPORTANT REMINDERS

- The annual HOA meeting will be held on January 21st at 7:00pm at the Franke Rodenburg Chapel across the street. Address is 1885 Rifle Range Rd. You will receive the annual packet in the mail at least 10 days prior to the meeting. Please review this packet and come prepared to vote on the proposed 2025 budget for the HOA.

- Please adhere to the posted speed limits of 25 mph. We have many children in the neighborhood and neighbors that use the street for walking and running. Maintaining a safe speed is critical to ensuring the safety of all Sweetgrass neighbors.

- If you are not already a member of the Facebook page, please join! This is a great resource for connecting with Sweetgrass neighbors and information on the community.

Cheers,  
Eliot Hood



# ARCHITECTURAL REVIEW BOARD

## SEAN CARLIN

### **SWEETGRASSHOA.ORG/ARB**

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. Although it is not a standard fence height, the HOA has always held firm to that number.

~Sean Carlin



# PONDS

## MATT BROWN



OUR PONDS ARE  
IMPORTANT FOR WATER  
RUNOFF! PLEASE KEEP  
STORM DRAINS CLEAR.

Neighbors,

Another hurricane season has passed with no major storms. However, we did have a few events over the last season that I would like to remind everyone of a few key items:

1. As a storm or flooding event approaches us, please ensure if you have any debris or trash in the road for town pickup that is be removed and placed in your yard until the event is over. This is imperative to ensure our roadways and gutters are free and clear to move water.

2. Please ensure pond banks do not impede any storm structures. As a friendly reminder, the pond banks are the responsibility of the home owners as they are on your property.

As we approach spring/summer, please reach out if you notice any pond defects and I'll be sure to coordinate with our technicians on a solution.

Matt Brown



## SOCIAL

PAUL SMITH

This year has been filled with lots of fun making memories in the neighborhood! With over 70 children under 8 years old it's more important than ever to maximize our time together before they are grown! We have had numerous food trucks, a successful spring cleaning garage sale, 4th of July Golf Cart Parade, Multiple HOA-Paid-For Ice Cream Trucks, one of the largest Oyster Roasts to date with a special appearance from the Happy Train who kept 25+ entertained while their parents could enjoy talking with each other stress free, and finally our very 1st Holiday Block party with Santa and Mrs. Clause, crafts for kids, free coffee, hot chocolate, cupcakes, and cookies!

We've utilized cul-de-sacs more this year with positive feedback that neighbors don't feel rushed or exposed at the front of the neighborhood. Events in cul-de-sacs allow more connection and collaboration and are something that we are hoping to continue in 2025. Some neighbors didn't find out about the events and missed getting to come so please invite a neighbor or two to our upcoming events in 2025 so we can continue to build a stronger community together!



# BOATYARD

FRANKIE PETTIT



## THE LATEST NEWS FROM THE NEIGHBORHOOD BOATYARD

The expansion of the boatyard has been put on hold to allow for planning 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. With the colder temperatures approaching, now is a great time to ensure your tires are properly inflated and that your tops and covers are secured.

Thanks!





# LANDSCAPING

GEORGE MEGRE

Hello Everyone,

I've taken over the landscaping chair position this year from Eliot, and I am committed to enhancing the attraction of our neighborhood. My wife, our three kids, and I have been residents at the front of Sweetgrass for the past three years (many of you have probably noticed us taking walks with our giant wagon).

This year, thanks to a generous neighbor volunteering her time, we've installed new flowers at the front entrance and mulched all the islands around the community. Our plan is to maintain this bi-annually to ensure our neighborhood remains beautiful.

Currently, we're also working on enhancing the front entrance lighting to further elevate our community's appeal. Additionally, some of you may have noticed new landscaping trucks as The Greenery has been acquired by Ruppert.

If anyone has suggestions on further improvements for our neighborhood or would like to volunteer your time, please let the board or myself know.

Thank you!

George



# COMMUNICATIONS

VIRGINIA ALLEN



8 YEARS. THIS IS MY  
LAST SWEETGRASS  
NEWSLETTER.

## **PASSING ON THE TORCH. THANK YOU FOR THE MEMORIES.**

Hello Neighbors!

For 8 years now I've had the opportunity to serve on the board as the Communications Chair. This will be my last newsletter as I pass the torch this coming January.

If you have sent a Facebook request, please look in the Messenger App. I ask for validation that you live in our neighborhood to protect our page from spammers. We have had an influx of advertisements from folks lately.

The intent of the FB page(s) is to provide communication of a myriad of things such as getting rid of items, solicitors in the 'hood, lost/found pets, a way of helping each other. There is a large grey area, and I don't want to have to create specific rules on parameters so please use your best judgement.

~Virginia

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## ELIOT HOOD

President



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## SEAN CARLIN

Architectural Review Board



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## MATT BROWN

Ponds



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## PAUL SMITH

Social



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## FRANKIE PETTIT

Boatyard



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## VIRGINIA ALLEN

Communications



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## GEORGE MEGRE

