

**Board Meeting**  
**Section B Spring Grove Farm Homeowners Association**

**27 April 2026**  
**Agenda**

- 1. Call to Order**
- 2. Business Brought by Members** in attendance (2 Minutes each, maximum) -
- 3. Review Meeting Minutes** – February 2026 Meeting Minutes Reviewed -
- 4. Review Schedule of 2026 Future Board Meetings** (1 Minute) –
- 5. Financials Review** –
  - (L148) 1802 Lisa Gaye Lien filed, Jan 2026 owes \$595. No change to AR for 2026 annual assessment.
  - (L207) 506 Cindy Ct - Paid \$1,500 towards lien
    - 506 Cindy Ct – Email sent about \$1,500 is monthly payment - 19 April 2026
  - Liens filed Dec 2026 for Lots 178 (\$196), 187 (\$346), and 247 (\$191) No change to ARs for 2026 annual assessment.
- 6. Architectural**
  - a. Pre-sale Compliance Inspection(s)**
    - 204 Elizabeth Ct – Awaiting New Fence
    - 211 Amy Ct - Laura Ann – In Compliance – Approved 3 - 0
    - 207 Laura Anne Dr – In compliance. – Approved 3 - 0
  - b. Applications for Changes to Exterior**
    - 204 Elizabeth Ct – R & R Fence – Approved 3 - 0
    - 1945 E Beech Rd – R & R Deck and Fence – Approved 3 - 0
    - 1922 E Beech Rd – R & R Siding and Windows – Approved 3 - 0
    - 211 Amy Ct – EIAs for Presale Compliance. – Approved 3 - 0
    - 204 Elizabeth Ct – EIAs for Presale Compliance. – Approved 3 - 0
    - 209 Rector Rd – R & R Fence – Approved 3 - 0
    - 104 Laura Anne – R & R Fence – Approved 3 – 0
    - 1928 E Beech Rd – R & R Front Tree – Approved 3 – 0
    - 215 Elizabeth Ct – R &R Windows – Approved 3 – 0
    - 403 Gary Ct – R & R Roof, Gutters and Facia – Approved 3 – 0
    - 510 Cindy Ct – R&R front and storm doors – Approved 3 – 0
  - c. Complaints** –
    - 1917 possible overcrowding in basement, unkept backyard.
    - 217 Elizabeth Ct – House and yard miniatous and dead trees.
    - 1800 Lisa Gaye – Back decks lights installed and shining into neighbor yard
    - 107 Sue Ann Ct – Engine top of driveway
    - 110 Sue Ann Ct – Commercial food truck in driveway
    - 113 Sue Ann Ct – Large white panel truck parked in driveway
  - d. Compliance** –
    - **506 Cindy Ct** – Email sent to be in compliance EIAs are required. 19 April 2026
    - **113 Sue Ann Ct** –Mailbox & Post Non-Compliant, Sidewalk driveway needs edging, driveway needs be replaced (Landlord). Violation #4 (19 April) Action By 31 Dec. New Gutters, Driveway and Painting Foundation, and Front Yard Tree Replacement.
    - **110 Sue Ann Ct** – Started fence along backyard over 1 Year ago. Vol #3 – Mail Apr 2026 and – Food Truck Parked in Driveway. Vol #1 – Mail Apr 2026

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- **107 Sue Ann Ct** –Construction equipment in backyard, pre-sale issues have not been corrected, clothesline, junk underneath deck, Refrigerator on back deck. Vol #3 – Mail Apr 2026
  - **1911 E Beech Rd** – Overgrown back yard, invasive vine growing on fence, etc. Violation #2 (19 Apr 2026) Action by 15 May.
  - **1911 E Beech Rd** – Removed three large trees with no EIA, Backyard is unkept. - Vol # 1 (19 Apr 2026)
  - **400 Gary Ct** – Violations from Pre-sale Compliance Inspection now violations, work in progress.
  - **1906 E Beech Rd** – Pool is now used as a garden, Bed head & Foot Board against Shed, Fenced Installed With Lattice, Unapproved Greenhouse, Unkept Gardens. Vol # 1 – 22 April 2026
  - **217 Elizabeth Ct** – Exterior house and yard maintenance. Vol # 1 (19 Apr 2026) Action by 15 May.
  - **2005 Jonathan Dr** – Organic Growth on House and Gutters. Vol # 1 (19 Apr 2026) Action by 15 May.
  - **205 Laura Anne** – Outside (Exterior Siding) Organic Growth the exterior. Vol # 1 (19 Apr 2026) Action by 15 May.
  - **1603 Holly Ave** – Pre-compliance issue not corrected, trailer stored in backyard. Vol # 1 (19 Apr 2026)
  - **103 Laura Anne** – Replaced single garage door with no windows.
  - **2004 Jonathan Dr** – Christmas Lights on roof
  - **209 Amy Ct** - Exterior of house needs to clean organic growth. Vol # 1 (19 Apr 2026) Action by 15 May.
  - **213 Amy Ct** – Dog droppings on common ground and easement. Vol # 1 (19 Apr 2026)
  - **1800 Lisa Gaye** – Exterior light installed for back deck, light is shining on neighbor. Vol #1 mailed Apr 2026
  - **1930 E Beech Rd** – Trailers and Cable rolls in driveway and parking on street. Vol# 1 19 Apr 2026
  - **102 Sue Ct** – Mailbox and Mail Post are non-compliant. Vol# 1 22 Apr 2026
  - **103 Sue Anne Ct** – Fence is following down.
  - **101 Laura Anne Dr** – Children play area and old garden need to be remove and ground restored.
- 7. New Business** –
- Contact VDOT about parking restrictions on E Beech common ground
    - VDOT will look into the safety issue
- 8. Action Items** –
- Loudoun Urban/Ag Office – Need to submit Animal Waste application. Ask Sue.
  - Need to reorder Pick-up dog waste signs in green print.
  - Work on Grant for invasive species removal
  - Look at electronic speed limit sign for E Beech - common ground downhill – signs & on old farm property.
- 9. Closed meeting of Directors and/or Officers** if necessary –
- 10. Adjourn** –