

Board Meeting Agenda

Section B Spring Grove Farm Homeowners Association

19 April 2021

7:00 PM

Sterling, VA

1. Call to Order –
2. Business brought by members in attendance (2 Minutes each, maximum) –
3. Review Meeting Minutes –
4. Review Schedule of 2020 Future Board Meetings (1 minute) – 17th May, 21st June
5. Financials Review – Outstanding Annual Assessment Fees payments discussed.
6. Resale Architectural Compliance reviews –
 - 1925 E Beech –Preliminary Pre-sale Inspection, just for Information and action.
 - b) Applications to Change Exterior Appearance
 - 1935 E Beech Rd – R&R Deck – Approved 3 – 0
 - 511 Cindy Ct – R&R Fencing– Approved 3 – 0
 - 1913 E Beech Rd- R&R Windows – Approved 3 – 0
 - 218 Elizabeth Ct – R&R Roof Shingles – Approved 3 – 0
 - 115 Sue Ann Ct – Clean and improve Existing Trails behind Lisa Gaye – Approved 3 – 0
 - c) Complaints and Compliance
 - Complaints**
 - 1911 E Beech – Trash on driveway, construction material stored on deck, filling in with soil full of rocks. Owner notified, emailed corrected. Requested complaint POC to verify – heard nothing back.
 - Commercial vehicles parking on Lisa Gaye and workers parking cars in front of Cindy Ct. Owner lives at 506 Cindy Ct, William Recinos. On April 13th, in discussion with Mr. Recinos, stated the trucks and employees are his, was advised he is running a business out of his house without requested permission from HOA. Said he would move trucks.
 - About work on Lia Gaye common ground behind Gary Ct. Bob and George met with Sean Trench and walked 1.2M of trails in Spring Grove Farm and Norwood HOA. No new trails, improvement made to existing trails; clearing fallen trees on trails, erosion control and wooden bridges crossing springs.
 - Compliance**
 - 1919 East Beech Road - Lien has been filed with county. Home maintenance violation complaint filed with Loudoun County. County violation corrected – county fine is outstanding. Lawyer has drafted lawsuit for board to review – Homeowner replaced garage doors and painted shutters same dark red.
 - 105 Sue Ann Ct – Shed. **Corrective Action in Progress has till July 31 2021**
 - 1918 Beech – Buyers provided timeline for corrective action from pre-sale report – Approved 2 – 0 – 1 – See Page 2.
 - 1703 Lisa Gaye – 1st Letter sent, vehicle with expired tag parked on driveway.
 - 112 S Cameron – Siding damage since last year.
- Mailed the 29th of March for 1 May Corrective Action**
 - 4th letter Sent 1604 E Holly, 3rd Letter Sent - 208 Rector, 206 Rector, 1602 E Holly, 2nd Letter Sent - 102 Sue Ann (Corrected), 1605 E Holly.
7. New Business -
8. Action Items –
9. Closed meeting of Directors and/or Officers if necessary -
10. Adjourn –

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1918 Beech update is as of Mar 29th 2021.

1- Shutters -**Complete Dec. 2020**

All shutters have been reinstalled correctly and are no longer peeling away from home.

2- Exterior siding – To be replaced and painted to match current color. -**Complete Dec. 2020**

This is done siding near garage has been repaired and painted to match

3- Rear deck cleaning - **Complete Dec. 2020**

Rear deck has been power washed

4- Trim for garage door – **Complete Dec 2020**

5- Downspouts/ gutters will be replaced and or repaired - **Complete Dec. 2020 All gutters and downspouts on the home have been replaced.**

6- Garage door will be replaced - **Complete Dec 2020**

7-2- Debris along garage will be removed and the area will be cleaned up. - **Complete Mar 2020**

7-3- Lawn will be mowed. - **Complete Apr 2020**

8- Fence will be replaced. **Fence will be removed and replaced this week.**

9- Foundation will be cleaned and weather permitting, it will be painted - **FOUNDATION has been cleaned. Still waiting on painting.**

10- Entire roof and vent will be replaced within the first month of owning the home. Will submit for shingle approval once material is selected. **Complete Dec 2020**

11- Chimney bricks will be cleaned. - **Completed Dec 2020**

12 - Light pole lamp will be replaced. Will submit for approval if necessary. - **Light pole will be replaced in the next 2 weeks with a similar light post.**

7-1- Landscape stump removal. - **Complete Dec 2020 STUMPS have been removed in the rear of home.**

13- Rear deck porch will be rebuilt and or repaired by May 1st. 2021.