

Board Meeting
Section B Spring Grove Farm Homeowners Association

15 December 2025
Agenda

- 1. Call to Order –**
- 2. Selection of Officers -**
- 3. Business Brought by Members** in attendance (2 Minutes each, maximum)
- 4. Review Meeting Minutes –** November 2025 Meeting Minutes Reviewed
- 5. Review Schedule of 2025 Future Board Meetings (1 minute) –**
- 6. Financials Review –**
 - 1802 (L148) Lisa Gaye Lien filed, Contact Attorney for payment plan.
 - 506 (L207) Cindy Ct - 2024 Assessment Due.
 - Paid \$1,732.99 for front yard violation.
 - Backyard 2023 violation fines of \$3,000 plus interest and late fees over 3,200.00
 - Now payment of annual assessment plus interest and late fees is now over \$600
 - Review draft HOA budget for 2026.
- 7. Architectural**
 - a. Pre-sale Compliance Inspection(s)**
 - 2007 Jonathan Dr is now in compliance, updated report sent to owner. Approved 3 – 0
 - b. Applications for Changes to Exterior**
 - 223 Elizabeth Ct- R&R Roof – Approved 3 - 0
 - 400 Gary Ct – Removed Stump- Approved 3 – 0
 - 400 Gary Ct – R&R Outside Post and Lamp – Approved 3 – 0
 - 400 Gary Ct – Stain Deck – Approved 3 – 0
 - 2007 Jonathan Dr – R&R One Window – Approved 3 – 0
 - 509 Cindy Ct –Exterior Security Lights – Approved 3 – 0
 - c. Complaints –**
 - 1917 possible overcrowding in basement ,unkept backyard. Violation #1 Drafted
 - 506 Cindy Court – County is approved permits for **garage conversion**.
 - d. Compliance –**
 - **113 Sue Ann Ct** – Rec'd Complaint Rental - dead tree stump in front yard. Mailbox & Post Non-Compliant, Sidewalk driveway needs edging, driveway needs be replaced (Landlord). Violation #3 (14 Dec) Action By 31 Dec. Driveway and painting foundation deferred 15 April 2026.
 - **110 Sue Ann Ct** – Started fence along backyard over 1 Year ago. Violation #2 (30 Nov) Action by 15 Dec.
 - **107 Sue Ann Ct** – Over 1 year since installing fence, construction equipment in backyard, pre-sale issues have not been corrected, clothesline, junk underneath deck, Refrigerator on back deck. Vol #2– Completion 31 July 2025 Possible Violation #2 Drafted Overcrowding. Need to verify.
 - **403 Gary Ct** – Halloween Decorations still in yard Violation Notice #2 (5 Dc) Action By 7 Dec.
 - **104 Sue Ann Ct** – Needs to remove old fence debris on common ground. Vol #1 – Completion 31 July 2025 NEED TO CONFIRM (Mark for Action)
 - **1911 E Beech Rd** – Overgrown back yard, invasive vine growing on fence, etc Vol #1 – Violation #1 (19 July) Action by 31 July.

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- **1916 E Beech Rd** – Garbage cans near curb, HOA already asked to move them to the side of the house, Violation #2 (30 Nov) Action by 15 Dec.
- **1922 E Beech Rd** – Started addition in 2024, Violation #1 (30 Nov Action by 15 Dec.
- **1913 E Beech Rd** – Removed three large trees with no EIA, Backyard is unkept. - Violation #1 Drafted
- **400 Gary Ct** – Violations from Pre-sale Compliance Inspection, 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. Violation #1 Drafted
- **2005 Jonathan Dr** – Organic Growth on House and Gutters. Violation #1 Drafted

7. New Business – George

- Look at electronic speed limit sign for E Beech - common ground downhill – signs & on old farm property.
 - Sign could cost about \$500 w/o installation. Bob moved to approve up to \$3,000 for two speed sign to include installation. Approved 3 – 0.
 - https://www.amazon.com/dp/B0F5M7KNBF/ref=sspa_dk_detail_2?pf_rd_p=953c7d66-4120-4d22-a777-fl9dbfa69309&pf_rd_r=HCCDD7VV29AF7PPC8RRN&pd_rd_wg=KfkJC&pd_rd_w=bvKR&content-id=amzn1.sym.953c7d66-4120-4d22-a777-fl9dbfa69309&pd_rd_r=feb1c570-7ac6-4846-b446-81b8f37a8200&sp_csd=d2lkZ2V0TmFtZT1zcF9kZXRhYWwy&th=1
 - Reach out via web to a few US Firms, awaiting responses.
- Contact VDOT about parking restrictions on E Beech common ground
 - VDOT will look into the safety issue
- Trash Cans - updated to **Architectural Standards** – Approved 3 - 0
- Repeat violation within 12 months, automatic \$300 fines – approved by HOA Lawyer. Approved 3 - 0
- HOA will provided two free (1st report and 2nd follow up) Pre-sale Architecture Compliance to homeowner. Each follow-up inspection HOA will charge \$200. – approved by HOA Lawyer. Approved 3 - 0

8. Action Items –

- Loudoun Urban/Ag Office – Need to submit Animal Waste application. Ask Sue.

9. Closed meeting of Directors and/or Officers if necessary –

10. Adjourn –