

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

**18 June 2025**  
**Agenda**

1. **Call to Order** –
2. **Business Brought by Members** in attendance (2 Minutes each, maximum) –
3. **Review Meeting Minutes** – May 2025 Meeting Minutes Review
4. **Review Schedule of 2025 Future Board Meetings** (1 minute) –21 July 2025
5. **Financials Review** –
  - 2024 Financials Review
    - 1802 (L148) Lisa Gaye Lien filed
    - 217 (L265) Elizabeth Ct - 2024 Assessment, violation fines of \$1,675 - PAID
    - 506 (L207) Cindy Ct - 2024 Assessment Due.
      - ❖ Front yard 2022 violation fines of \$1,200 plus interest and late fees over \$2,050.00
      - ❖ 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
      - ❖ Next file lien for violation annual assessment.
6. **Architectural**
  - a) **Pre-sale Compliance Inspection(s) & Exterior Improvement Application(s)**
    - 209 Rector – Awaiting Pre-sale Architectural Compliance Final Review – Bob
    - 400 Gary Ct - Pre-sale Architectural Compliance Review – George & Mark Approved 4 - 0
  - b) **Applications for Changes to Exterior**
    - 213 Amy Ct – Move Fence off Common Ground.
    - 209 Rector – Remove only property portion of fence – Approved -3 – 0.
    - 1945 E Beech – EIA Correction to Installed Basement Window. Approved 3 – 0 to set window at 46” from basement floor. Awaiting Corrective Action.
    - 1942 E Beech Rd – EIA for Landscaping verified corrections
    - 1933 E Beech Rd - Move shed off Common Ground Must Verified Correction
    - 1605 E Beech Rd – Update Deck – Approved 3 – 0
    - 104 Sue Ann Ct - Rear Fence on HOA Common Ground. Verified Completion
    - 505 Cindy Ct – Install Security Exterior Security Cameras
    - 100 Rector – R & R Roof Same style and color shingle
    - 1916 E Beech Rd – Remove trees w/o replacements. Approved 3 – 0.
  - c) **Complaints** –
    - HOA reported to county potential overcrowding or use of basement as living space; 506 Cindy Ct – Open
    - 506 Cindy – County is enforcing \$1,200 in civil fines, projects to have an update regarding the interiors in the coming weeks.
    - 506 Cindy Court – County is awaiting permits for garage conversion. **Need to notify owner one more time of violations, fines and next will be legal action. Last Chance Letter 24 February 2025.**
    - **107 Sue Ann Ct** – Rec’d Complaint – Clothes line, junk underneath deck, Refrigerator on back deck. Violation #1 sent.
    - **110 Sue Ann Ct** – Possible overcrowding, trash cans left on curb, inop white sedan vehicle on driveway (No Plates), inop Red Truck n driveway, started fence along backyard. Need to verify.
  - d) **Compliance** –
    - **113 Sue Ann Ct** – Rec’d Complaint Rental - pool of front porch, trampoline in front yard, dead tree in front yard., children toys laying in front yard , driveway needs ot be replaced Violation #1 sent. Possible Overcrowding.

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- **110 Sue Ann Ct** – Possible overcrowding, trash cans left on curb, inop white sedan vehicle on driveway (No Plates), inop Red Truck n driveway, started fence along backyard. Need to verify.
- **107 Sue Ann Ct** - Possible overcrowding, construction equipment in backyard, pre-sale issues have not been corrected, clothesline, junk underneath deck, Refrigerator on back deck. Violation #1 sent.
- **211 Amy Ct** - Sent Violation #3 - laying gravel down for driveway extension. EIA 15 March with Correction 31 Mar'25. – Paved Asphalt – went along side of house. Sent 2<sup>nd</sup> letter for EIA
- **217 Elizabeth Ct** –Send updated Violation Letter #8 26 January 2025. Stated all required corrections for; front yard, garage door (Paint on windows, Garage doors need to be cleared, new handles to be installed.) HOA violation fines are to be paid. Violation Letter updated to include dead trees in backyard,
- **102 Sue Ann Ct** – tree stumps in backyard, ladders, mulch bags on ground, fence is decaying, trash on fence, awning installed, common grond has bike laying in overgrowth.
- **105 Sue Ann Ct** – Needs to remove old fecne debris on common ground.
- **1913 E Beech Rd** – Christmas Lights on house
- **1911 E Beech Rd** – Overgrown back yard, invasive vine growing on fence, etc
- **1916 E Beech Rd** – Garbage cans near curb, HOA already asked to move them to the side of the house, No Action.

#### **7. New Business – George**

- Look at electronic speed limit sign for E Beech - common ground downhill – signs & Look at electronic speed limit sign for E Beech – on old farm property.  
Sign could cost about \$500 w/o installation.
  - [https://www.amazon.com/dp/B0F5M7KNBF/ref=sspa\\_dk\\_detail\\_2?pf\\_rd\\_p=953c7d66-4120-4d22-a777-f19dbfa69309&pf\\_rd\\_r=HCCDD7VV29AF7PPC8RRN&pd\\_rd\\_wg=KfkJC&pd\\_rd\\_w=bvKR&content-id=amzn1.sym.953c7d66-4120-4d22-a777-f19dbfa69309&pd\\_rd\\_r=feb1c570-7ac6-4846-b446-81b8f37a8200&sp\\_csd=d2lkZ2V0TmFtZT1zcF9kZXRhYWwy&th=1](https://www.amazon.com/dp/B0F5M7KNBF/ref=sspa_dk_detail_2?pf_rd_p=953c7d66-4120-4d22-a777-f19dbfa69309&pf_rd_r=HCCDD7VV29AF7PPC8RRN&pd_rd_wg=KfkJC&pd_rd_w=bvKR&content-id=amzn1.sym.953c7d66-4120-4d22-a777-f19dbfa69309&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

#### **8. Action Items –**

- Sandi to send HOA final notice to payment by 1 July 2025, with lien may be filed – Approved 3 – 0 - George
- Trash Cans - possible update to **Architectural Standards** – Bob
- Loudoun Stormwater Retention in Spring Grove Farm HOA. Awaiting county follow-up.
- Loudoun Urban/Ag Office – Need to submit Animal Waste application.

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

#### **10. Adjourn –**