

Board Meeting Agenda

Section B Spring Grove Farm Homeowners Association

17 May 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) – 21st June
5. Financials Review –
6. Resale Architectural Compliance reviews –
 - None
 - b) Applications to Change Exterior Appearance
 - 508 Cindy Ct – R&R Shingles – Approved 3 – 0
 - 109 Laura Anne – R&R Deck – Approved 3 – 0
 - 109 Laura Anne - R&R Shed – Approved 3 – 0
 - 104 Laura Anne – Pave Existing Patio & Steps w/Ornamental Stone – Approved 3 – 0
 - 511 Cindy Ct – R&R Partial Existing Fence(Same Style) – Approved 3 – 0
 - 511 Cindy Ct – Add Additional Fencing to Property (Same Style) – Approved 3 – 0
 - 403 Gary Ct – To Partial Reduce Height of Mature Trees for Safety – Board requested statement from Arborist attesting to such need on May 6th and 17th - No Response. Must vote Approval or Denied by 25 May.
 - 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. – Considered Closed.
 - 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 – No Action by Owner – Sent 1st Violation Letter 13 May.
 - 501 Cindy Ct – Multiple Exterior MNX & Compliance Issues – 1st Notice sent 13 May.
 - 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 Sent emails May 10th and 17th – No Response.
 - 112 S Cameron – Siding damage since last year. 1st Letter Sent 7 April – No Response.
 - 105 Sue Anne Ct – Cut tree without permission, stacked wood on ground along fence, still has not cut down dead tree from 2018 & Exterior MNX Issues Violation Notices sent 11 May.
 - 1933 Beech – Christmas Lights still on house – 1st Notice sent 10 May.
 - 1924 E Beech – Cut Down Tree - 1st Notice 15 May 2021
 - **Corrective Action Completed** - 1604 E Holly, 208 Rector, 102 Sue Ann, 1605 E Holly. 1602 E Holly, 206 Rector (Note Siding Only).
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.