

Board Meeting Agenda

Section B Spring Grove Farm Homeowners Association

October 2021
Meeting Agenda

1. Call to Order –
2. Election of Officers – President, Vice-President, and Treasurer
3. Business brought by members in attendance (2 Minutes each, maximum) – NA
4. Review Meeting Minutes – August Approved 3 - 0
5. Review Schedule of 2021 Future Board Meetings (1 minute) – TBD after Elections
6. Financials Review – 5 owners paid up for 2021, 1 owner paid for 2020. 4 owners two years in arrears and 1 owner 3 years in arrears. Will send letter pay, if not differed interest from 1 March will be applied and lien letter sent as final notice.
7. Pre-sale Architectural Compliance reviews –
 - None
 - b) Applications to Change Exterior Appearance
 - 105 Sue Ann Ct – R&R Roof & Change Color – Approved 3 – 0
 - 403 Gary Ct – R&R Garage Doors – Approved 3 – 0
 - 2006 Jonathan Ct – R&R Front Door Lamps – Approved 3 – 0
 - 106 Rector – Extensive Updates to Exterior of Home – Approved 3 – 0
 - 209 Rector – Remove and replace tree – Approved 3 – 0
 - c) Complaints and 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.
 - 112 S Cameron – Siding damage since last year. 1st Letter Sent 7 April – Owner email working with insurance company. Requested Insurance Information.
 - 105 Sue Anne Ct – Issues go back to 2018 (Shed), Exterior MNX and remains of cut tree piled along fence. Wood, stumps, shed Issues 10th May 2021, 2nd Notice 20 June – HOA provided July 23rd to move shed & stack wood, 3rd Notice 28 August 2021. **Action Sent 3rd notice 20 September deadline. Review email from owner, 16 September.**
 - ✓ 105 Sue Ann Ct – Shed. **Corrective Action in Progress has until July 31 2021 Action Report to county.**
 - 1924 E Beech – Cut Down Tree w/o EIA, Left Stump – 1st Notice 15 May 2021, 2nd Notice 20 June 2021, 3rd Notice 28 August 2021. **Emailed they had estimate HOA – No Action.**
 - 206 Laura Anne – Numerous Violation Issues - See Page below **Corrective Action in Progress, see below.**
8. New Business - Damaged tree on E Beech Common grounds and is termite infested. Needs to be removed. Approved 3 – 0. Common Ground tree was removed by OSMIN
 - 406 Gary CT – Common Ground behind house, follow up with request to walk the common ground with owner.
 - 106 Sue Ann Ct – Shed, Tree Stump, and Wood Pile
9. Action Items –
10. Closed meeting of Directors and/or Officers if necessary - NA
11. Adjourn – 6:30 PM

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206 Laura Anne – As of 29 July 2021

1. The dilapidated condition of the collapsing garage door. **EIA Submitted - Approved for R&R**
2. The HOA BOD is not quite sure how beige colored gutters and downspouts were installed on a light color home that does not match the present siding color. – There is no record in HOA files requesting any such color change of either the siding or gutters & downspouts. *The home was purchased in 1990 with beige gutters and downspouts.* **NO FURTHER ACTION REQUIRED.**
3. There is still an evident of need for window trim painting and possible repair. ***Repaired, replaced trim needs to be painted.***
4. The existing front gutter garage gutter clearly needs to be repaired and re-sloped for proper channeling of water, replacement may be the better choice. ***Affordability is the major factor here and this has had a lower priority than the other items. As I indicated previously, I will attempt to straighten the gutter.***
5. Removal of the visible accumulated storage consisting of a lawnmower, trash cans, tires, and other materials on the driveway in front of the garage door. ***In process, nearly complete.***
6. Removal of the trees stump – There is no record in HOA files requesting cutting down of the tree. **COMPLETETD**
7. Has a very noticeable accumulation of growing mildew, algae, or even mold on the exterior siding surface, trim, gutters and shutters. **COMPLETED**