

Board Meeting
Section B Spring Grove Farm Homeowners Association

17 August 2026
Agenda

- 1. Call to Order –**
- 2. Business Brought by Members** in attendance (2 Minutes each, maximum) -
- 3. Review Meeting Minutes –** July 2026 Meeting Minutes Reviewed -
- 4. Review Schedule of 2026 Future Board Meetings (1 Minute) –**
- 5. Financials Review –**
 - 2026 assessment over \$1,100 owed on 8 late accounts.
 - 107 Sue Ann Ct Lot 178 paid in full \$403.09 AR updated. Lien to be removed.
 - 1917 E Beech Rd Lot 240 paid in full \$888.60 AR updated.
 - (L148) 1802 Lisa Gaye Lien filed, Jan 2026 owes \$595.
 - (L207) 506 Cindy Ct - Paid \$500 July 2026 towards lien.
 - 506 Cindy Ct – Is Not on a monthly payment plan.
 - Liens filed Dec 2026 for Lots 187 (\$346), and 247 (\$191).
- 6. Architectural**
 - a. Pre-sale Compliance Inspection(s)**
 - 2002 Jonathan Dr – Working with Sellers on corrective action.
 - b. Applications for Changes to Exterior**
 - 205 Rector St – R&R Windows. Replacement windows not in compliance with Architectural Standards. Denied 3 – 0
 - 207 Rector – R&R Front Landscaping – Approved 3 - 0
 - 510 Cindy Ct – R&R Siding, Shutters, Fascia, etc. – Approved 3 - 0
 - 1911 E Beech Rd – Violation corrective action, Remove three stumps, replacement is not required.
 - 1926 E Beech Rd – Landscaping and walkway right side of house – Approved 3 - 0
 - 1929 E Beech Rd – Correct Front Stoop for two steps – Approved 3 - 0
 - 1944 E Beech Rd – Expand Floor Addition – Approved 3 - 0
 - 103 Sue Anne Ct – Violation corrective action, R & R fence not in compliance with Architectural Standards. Denied 3 – 0
 - c. Complaints –**
 - 1917 possible overcrowding in basement, unkept backyard- Reported to County.
 - 211 Elizabeth Ct – Overgrown back and front yard, Reported to County corrective action completed 17 August. **County has stated front and back yards have been corrected. Need to Confirm.**
 - d. Compliance –**
 - **1944 E Beech Rd** – Email sent to be in compliance EIAs are required. 19 April 2026
 - **110 Sue Ann Ct** – Started fence along backyard over 1 Year ago. Vol #3 – Mail Apr 2026
 - **107 Sue Ann Ct** – Construction equipment in backyard, pre-sale issues have not been corrected, clothesline, junk underneath deck, Refrigerator on back deck. Vol #3 – Mail Apr 2026. **Some corrective action, need new photos.**
 - **1911 E Beech Rd** – Overgrown back yard, invasive vine growing on fence, etc. Violation #2 (19 Apr 2026) Action by 15 May.

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- **1911 E Beech Rd** – Removed three large trees with no EIA, Backyard is unkept. - Vol # 1 (19 Apr 2026) **Need to confirm, email to POC. Has not sent photos.**
 - **400 Gary Ct** – Violations – Corrective Action for trees and yard 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. Vol # 1 – 22 April 2026 **Still in use, send Vol#2**
 - **217 Elizabth Ct** – Exterior house and yard maintenance. Vol # 1 (19 Apr 2026) Action by 15 May. **No Action. Send Vol #2.**
 - **2005 Jonathan Dr** – Organic Growth on House and Gutters. Vol # 1 (19 Apr 2026) Action by 15 May. **Corrected, need Mark to review as well.**
 - **205 Laura Anne** – Outside (Exterior Siding) Organic Growth the exterior. Vol # 1 (19 Apr 2026) Action by 15 May. **Not Corrected.**
 - **1603 Holly Ave** – Pre-compliance issue not corrected. Vol # 1 (19 Apr 2026) – **Not Corrected.**
 - **103 Laura Anne** – Replaced single garage door with no windows. **Need to send Vol #1.**
 - **209 Amy Ct** - Exterior of house needs to clean organic growth. Vol # 1 (19 Apr 2026) Action by 15 May. **Not Corrected.**
 - **1800 Lisa Gaye** – Exterior light installed for back deck, light is shining on neighbor. Vol #1 mailed Apr 2026 **Confirmed.**
 - **103 Sue Anne Ct** – Fence is falling down. **In process getting quotes July 2026.**
 - **101 Laura Anne Dr** – In process of corrective action, extended to 31 May 2026. **Need to confirm.**
7. **New Business** –
- Contact VDOT about parking restrictions on E Beech common ground
 - VDOT will look into the safety issue
 - Discuss purchasing a drone for HOA inspections and violations.
8. **Action Items** –
- Loudoun Urban/Ag Office – Need to submit Animal Waste application. Ask Sue.
 - Need to reorder Pick-up dog waste signs in green print.
 - Work on Grant for invasive species removal.
 - Look at electronic speed limit sign for E Beech - common ground downhill – signs & on old farm property.
 - Owner of 1903 E Beech acceptable to easement for speed sign.
 - Working with HOA Lawyer on easement document.
9. **Closed meeting of Directors and/or Officers** if necessary –
10. **Adjourn** –