

Board Meeting
Section B Spring Grove Farm Homeowners Association

29 January 2026
Agenda

- 1. Call to Order –**
- 2. Business Brought by Members** in attendance (2 Minutes each, maximum) –
- 3. Review Meeting Minutes** – December 2025 Meeting Minutes Reviewed -
- 4. Review Schedule of 2026 Future Board Meetings** (1 Minute) – 23 February 2026, 23 March 2026
- 5. Financials Review –**
 - 1802 (L148) Lisa Gaye Lien filed, Contact Attorney for payment plan.
 - 506 (L207) Cindy Ct - 2023 violation fines of \$6,818.05 plus interest and late fees
 - Sent with 2026 Annual Assessment, reaching out to attorney to obtain address of husband, payment due NLT 28 February 2026 lien may be filed.
 - Liens for approval to submit; Lots 178 (\$196), 187 (\$346), and 247 (\$191).
- 6. Architectural**
 - a. Pre-sale Compliance Inspection(s)**
 - 207 Laura Ann – Reviewed corrective action for pre-sale compliance. Two issues, backyard erosion, and numbers on house.
 - b. Applications for Changes to Exterior**
 - 207 Rector Dr – Remove dead tree, no replacement required due to location of tree.
 - 113 Sue Ann Ct – Gutters, Paint Foundation, Mailbox and Post, Removed dead tree and restore lawn and replace with new tree.
 - c. Complaints –**
 - 1917 possible overcrowding in basement, unkept backyard. Violation #1 Drafted
 - 506 Cindy Court – County is approved permits for **garage conversion**.
 - 1807 Lisa Gaye – Mattress outside.
 - d. Compliance –**
 - **113 Sue Ann Ct** – Mailbox & Post Non-Compliant, Sidewalk driveway needs edging, driveway needs be replaced (Landlord). Violation #3 (14 Dec) Action By 31 Dec. New Gutters, Driveway and Painting Foundation, and Front Yard Tree Replacement 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** – Construction equipment in backyard, pre-sale issues have not been corrected, clothesline, junk underneath deck, Refrigerator on back deck. Vol #3 – Drafted. Drafted Overcrowding. Need to verify.
 - **1911 E Beech Rd** – Overgrown back yard, invasive vine growing on fence, etc. Violation #1 (19 July) Action by 31 July.
 - **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 now violations, 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

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- **205 Laura Anne** – Outside (Exterior Siding) Organic Growth the exterior.
- **1603 Holly Ave** – Pre-compliance issue not corrected, trailer stored in backyard. Vol#1 – Drafted.

7. New Business –

- 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 signs to include installation. Approved 3 – 0.
 - <https://www.alltrafficsolutions.com/products/shield-radar-speed-displays/> Requested quote for solar sign.
- Contact VDOT about parking restrictions on E Beech common ground
 - VDOT will look into the safety issue
- Virginia Code for house numbers updated in Architectural Standards.
- Repeat violation within 12 months, automatic \$300 fines – Incorporated into Architectural Standards and in 2026 HOA Annual Newsletter
- HOA will provide two free (1st report and 2nd follow up) Pre-sale Architecture Compliance to homeowner. Each follow-up inspection HOA will charge \$200, incorporated into Architectural Standards and in 2026 HOA Annual Newsletter



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

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

10. Adjourn –