

Board Meeting
Section B Spring Grove Farm Homeowners Association

27 January 2025
Agenda

1. **Call to Order** –
2. **Business Brought by Members** in attendance (2 Minutes each, maximum) –
3. **Review Meeting Minutes** – December 3034 Meeting Minutes Review –
4. **Review Schedule of 2024 Future Board Meetings** (1 minute) –24 February 2025
5. **Financials Review** –
 - 2024 Financials Review
 - 1802 (L148) Lisa Gaye Lien filed
 - 217 (L265) Elizabeth Ct owes \$1,535 violations & 2024 Assessment
 - 506 (L207) Cindy Ct violation charges \$1,200 front yard & \$3,000 back yard. Lien on 2023 Assessment. Next file lien for violation fess.
 - 506 (L207) Cindy Ct - 2024 Assessment Due. Total due \$681.62 due HOA. **Summons to answer interrogatories prepared which requires the debtors to appear in court on 01/06/25 and provide financial information for payment of \$1,302.84.**
 - 2025 Budget and assessment of \$120/yr Approved 3 – 0.
6. **Architectural**
 - a) **Applications for Changes to Exterior**
 - **116 Sue Ann Ct – R & R Siding, Gutters, Downspouts and Shutters** - Approved 3 – 0
 - **106 Sue Ann – Remove Trees, Install New Fence Cameron** – Approved 3 – 0
 - **203 Rector- R & R Fence (Two Sides) to match neighbors 6’ Alternating Board Fence** – Approved 3 – 0
 - **212 Amy Ct – Install Solar Panels** – Approved 3 – 0
 - **1804 Lisa Gaye – Removed Dead tree, required to remove stump 15 Feb and restore to grass 15 April** – Approved 3 - 0
 - **209 Laura Ann – Remove Dead Tree** – New Tree in place by 15 May 2025. Approved 3 – 0
 - **1945 E Beech Rd** – EIA after installing window in basement – Denied 3 - 0 . EIA 15 Feb’25 Correction 15 Mar’25. – Approved 3 – 0
 - **1936 E Beech Rd** – R&R Decks and landscaping.
 - b) **Complaints** –
 - HOA reported to county potential overcrowding or use of basement as living space; 1911 E. Beech – Closed, 1913 E. Beech – Closed, 1917 E. Beech 1917 E Beech confirmed violation of the upper and basement levels of the home are rented separately to unrelated groups of people – Closed, 501 Cindy Ct – Open, 506 Cindy Ct – Open, and 1945 E. Beech Rd - Closed
 - 506 Cindy – County is enforcing \$1,200 in civil fines, projects to have an update regarding the interiors in the coming weeks.
 - 501 Cindy County – County is awaiting permits for garage conversion. Need to notify owner one more time of violations, fines and next will be legal action.
 - 213 Amy Ct – Easement issue. Owner responded to violation, states fence on easement was approved by HOA in 2015 and confirmed. County and lawyer confirmed easement is SGFHOA. 15 February to submit EIA and corrective action by 15 March 2025
 - c) **Compliance** –
 - **211 Amy Ct** - Sent Violation #2 - laying gravel down for driveway extension. EIA 15 Feb’25 Correction 15 Mar’25.
 - **1945 E Beech Rd** – Sent Violation #1 installation of basement egress windows – EIA denied

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- **403 Gary Ct** – Viol. #1 Exterior Maintenance Issues - Organic Growth Corrected by 4/15/25.
- **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. EIA DUE 15 Feb 2025 with 15 April 2025. Corrective Action by Awaiting 2025 dues. George draft letter 12 months payments.
- **1942 E Beech Rd** – Owner will place grass (sod) in spring. Deadline 1 April 2025
- **104 Sue Ann Ct** – Violation #1 - Rear Fence on HOA Common Ground. EIA due by 15 February 2025 and corrected by 15 March 2025.
- **105 Sue Ann Ct** – Unapproved columns Vol #2 and wood pile Vol#1 EIA 15 February, Corrected 31 March.

7. New Business – George

- Look at electronic speed limit sign for E Beech - common ground downhill – signs could & Look at electronic speed limit sign for E Beech – on old farm property. Sign could cost about \$500 w/o installation, which would cost about \$50 each with volunteers.
 - <https://www.alibaba.com/showroom/solar-powered-radar-speed-signs.html>
 - https://www.alibaba.com/product-detail/Hot-Radar-Speed-Signs-Rader-Speed_1601246601335.html?spm=a2700.details.popular_products.27.7ebd4102RAvT9Y
 - https://www.alibaba.com/product-detail/Solar-radar-Speedometer-speed-Feedback-Screen_1601226146075.html?spm=a2700.7724857.0.0.1cb27d12A0Im7B
- Contact VDOT about parking restrictions on E Beech common ground
 - DOT will look into the safety issue
- Loudoun County has properly assigned the right of way between 211 and 213 Amy as Spring Grove Farm HOA Inc as owners of the right a way.
 - <https://reparcelasmt.loudoun.gov/PT/Datalets/Datalet.aspx?mode=&UseSearch=no&pin=015454100000&jur=107&taxyr=2024>

8. Action Items –

- Write letter to 213 Amy Ct about easement access and move fence. **Letter sent with notice to respond NLT 31 October 2024.**
- Trash Cans - possible update to **Architectural Standards** – Bob
- Loudoun Stormwater Retention in Spring Grove Farm HOA. January 15th 2025 went well for HOA, have county rethinking the site due to cemetery, county and state archeologists as well as regulations for disturbing ground near a cemetery. S. Cooke to send follow-up information to County.
- Send 403 Gary CT – 30 past Halloween decorations.

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

10. Adjourn –

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