

**Board Meeting**  
**Section B Spring Grove Farm Homeowners Association**

**21 July 2025**  
**Agenda**

1. **Call to Order** –
2. **Business Brought by Members** in attendance (2 Minutes each, maximum) –
3. **Review Meeting Minutes** – June 2025 Meeting Minutes Reviewed
4. **Review Schedule of 2025 Future Board Meetings** (1 minute) – 25 August 2025
  - **Annual HOA Meeting – Target October 2025**
5. **Financials Review** –
  - 2025 Financials Review
    - 1802 (L148) Lisa Gaye Lien filed
    - 506 (L207) Cindy Ct - 2024 Assessment Due.
      - ❖ Front yard 2022 violation fines of \$1,200 plus interest and late fees over \$2,050.00
      - ❖ Backyard 2023 violation fines of \$3,000 plus interest and late fees over 3,200.00
      - ❖ Now payment of annual assessment plus interest and late fees is now over \$600
      - ❖ Next file lien for violation annual assessment.
6. **Architectural**
  - a) **Pre-sale Compliance Inspection(s) & Exterior Improvement Application(s)**
    - 111 Sue Ann Ct - Pre-sale Architectural Compliance Review –Approved 3 – 0
    - 209 Rector – Pre-sale Finalized – Approved 3 - 0
  - b) **Applications for Changes to Exterior**
    - 111 Sue Ann Ct – EIAs for pre-sale Compliance
    - 209 Rector – Remove only property portion of fence – Approved 3 – 0.
    - 505 Cindy Ct – Security System – Approved 3 – 0
    - 117 Sue Ann Ct – New Windows – Approve 3 – 0
    - 100 Rector – R &R Roof – Approved 3 - 0
  - c) **Complaints** –
    - HOA reported to county potential overcrowding or use of basement as living space; 506 Cindy Ct – Open
    - 506 Cindy – County is enforcing \$1,200 in civil fines, projects to have an update regarding the interiors in the coming weeks.
    - 506 Cindy Court – County is awaiting permits for garage conversion. **Need to notify owner one more time of violations, fines and next will be legal action. Last Chance Letter 24 February 2025.** Owner husband reach out to settle payment.
  - d) **Compliance** –
    - **113 Sue Ann Ct** – Rec'd Complaint Rental - pool of front porch, trampoline in front yard, dead tree in front yard., children toys laying in front yard , driveway needs be replaced .Vol #1 – Completion 31 July 2025 Overcrowding. Need to verify.
    - **110 Sue Ann Ct** –Inop white sedan vehicle on driveway (No Plates), started fence along backyard. Vol #1 – Completion 31 July 2025 Possible Overcrowding. Need to verify.
    - **107 Sue Ann Ct** - Possible overcrowding, construction equipment in backyard, pre-sale issues have not been corrected, clothesline, junk underneath deck, Refrigerator on back deck. Vol #1 – Completion 31 July 2025 Overcrowding. Need to verify.
    - **211 Amy Ct** - Sent Violation #3 - laying gravel down for driveway extension. EIA 15 March with Correction 31 Mar'25. – Paved Asphalt – went along side of house. Sent 2<sup>nd</sup> letter for EIA
    - **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,

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new handles to be installed.) HOA violation fines are to be paid. Violation Letter updated to include dead trees in backyard,

- **102 Sue Ann Ct** – tree stumps in backyard, ladders, mulch bags on ground, fence is decaying, trash on fence, Vol #1 – Completion 31 July 2025
- **104 Sue Ann Ct** – Needs to remove old fence debris on common ground. Vol #1 – Completion 31 July 2025
- **1913 E Beech Rd** – Christmas Lights on house, landscaping gravel on driveway. Vol #1 – Completion 31 July 2025
- **1911 E Beech Rd** – Overgrown back yard, invasive vine growing on fence, etc Vol #1 – Completion 31 July 2025
- **1916 E Beech Rd** – Garbage cans near curb, HOA already asked to move them to the side of the house, No Action.

#### **7. New Business – George**

- Look at electronic speed limit sign for E Beech - common ground downhill – signs & Look at electronic speed limit sign for E Beech – on old farm property.  
Sign could cost about \$500 w/o installation.
  - [https://www.amazon.com/dp/B0F5M7KNBF/ref=sspa\\_dk\\_detail\\_2?pf\\_rd\\_p=953c7d66-4120-4d22-a777-f19dbfa69309&pf\\_rd\\_r=HCCDD7VV29AF7PPC8RRN&pd\\_rd\\_wg=KfkJC&pd\\_rd\\_w=bvKR&content-id=amzn1.sym.953c7d66-4120-4d22-a777-f19dbfa69309&pd\\_rd\\_r=feb1c570-7ac6-4846-b446-81b8f37a8200&sp\\_csd=d2lkZ2V0TmFtZT1zcF9kZXRhWwy&th=1](https://www.amazon.com/dp/B0F5M7KNBF/ref=sspa_dk_detail_2?pf_rd_p=953c7d66-4120-4d22-a777-f19dbfa69309&pf_rd_r=HCCDD7VV29AF7PPC8RRN&pd_rd_wg=KfkJC&pd_rd_w=bvKR&content-id=amzn1.sym.953c7d66-4120-4d22-a777-f19dbfa69309&pd_rd_r=feb1c570-7ac6-4846-b446-81b8f37a8200&sp_csd=d2lkZ2V0TmFtZT1zcF9kZXRhWwy&th=1)
  - Reach out via web to a few US Firms, awaiting responses.
- Contact VDOT about parking restrictions on E Beech common ground
  - VDOT will look into the safety issue

#### **8. Action Items –**

- Trash Cans - possible update to **Architectural Standards** – Bob
- Loudoun Urban/Ag Office – Need to submit Animal Waste application.

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

#### **10. Adjourn –**