

# Board Meeting Agenda

## Section B Spring Grove Farm Homeowners Association

21 June 2022

### Agenda

1. Call to Order –
2. Business brought by members in attendance (2 Minutes each, maximum) –
3. Review Meeting Minutes – April Minutes
4. Review Schedule of 2021 Future Board Meetings (1 minute) – TBD
5. Financials Review –
6. Architectural Compliance –
  - a) Pre-sale Compliance Inspection(s) & Exterior Improvement Application(s)
    - 202 Elizabeth Ct – Approved 3 - 0
  - b) Applications for Changes to Exterior
    - 2002 Jonathan Ct – Add Solar Panels – Approved 3 – 0
    - 202 Elizabeth Ct – Pre-sale EIAs. Re-shingle Roof, New Windows, Replace Garage Door, Replace Mailbox and Post. Approved 3 – 0
    - 223 Laura Anne Ct – Pre-sale EIAs. Patio Pavers, Replaced Shed. Approved 3 – 0
    - 1924 E Beech Rd – Landscaping changes. Denied 3 – 0 due to outstanding A/R and violation.
    - 100 Rector St – Add Decorative Blocks around tree & Decorative Stone around mailbox. Approved 3 – 0
  - c) Complaints and Compliance –
    - 506 Cindy Ct – Installed side garage door without EIA. Violation Letter sent requesting EIA by May 30<sup>th</sup>. No Response
    - 217 Elizabeth Ct - have the landlord finish the repairs on the chimney, repair the fence between our houses, remove all of the pallets at the house, landlord needs to hold the occupants accountable to the upkeep standards set forth by the HOA. Need to send letter on chimney completion and violations (Pallets in backyard, foundation needs to be painted, trash along side on home, yard debris in backyard, gravel in front of walkout, front yard (grass) is negligible, garage door trim rotted and broken, gutters need exterior cleaning. Approved 3 – 0. **Some clean up, still outstanding pallets and all other items noted above.**
    - 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 recently replaced garage doors and painted shutters same dark red. Interest will continue to accrue.
    - 112 S Cameron – Siding damage since last year. Owner email working with insurance company. **Sent letter requesting Ins. Information.** Confirmed Delivery Corresponded with other owner & owner who is occupying the house. Send final notice to owner to take corrective action by 1 May or \$10/day fine will be imposed. Approved 3 - 0 **Note: Some improvement from photo dated June 2022.**
    - 105 Sue Ann – Cut Down Trees w/o EIA, Left Stump. **Paid A/R. Sent letter, still must remove stumps or be fined.**
    - 1924 E Beech – Cut Down Tree w/o EIA, Left Stump – 1<sup>st</sup> Notice 15 May 2021, 2<sup>nd</sup> Notice 20 June 2021, 3<sup>rd</sup> Notice 28 August 2021. **Sent letter, still must remove stumps or be fined.**
7. New Business –
  - Update on language to be added to architectural standards restricting chickens on property
  - Looked into credit card companies for owners to pay annual assessment.
    - i. Fees are low. 35% to 1.9%, all charge fees to SGFHOA not the owner.
8. Action Items –
9. Closed meeting of Directors and/or Officers if necessary -
10. Adjourn –

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**206 Laura Anne – As of 23 Feb 2021 Send letter to owner requiring to complete items 3, and 4 by May 30<sup>th</sup>. Approved 3 – 0.**

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. **Completed installing garage door. Sent email requesting update with offer to provide from Bob gutter clips. No response.**