

Board Meeting
Section B Spring Grove Farm Homeowners Association

25 March 2024

Agenda

1. **Call to Order** –
2. **Business Brought by Members** in attendance (2 Minutes each, maximum) –
3. **Review Meeting Minutes** – Meeting Minutes Review.
4. **Review Schedule of 2024 Future Board Meetings** (1 minute) – 22 April,
5. **Financials Review** –
 - 2024 Financials Review
 - 1802 Lisa Gaye owes \$420.00
 - 506 Cindy Ct owes \$987.48
 - 217 Elizabeth Ct owes \$1,620.00
 - 506 Cindy Ct violation charge \$1,200 front yard & \$3,000 back yard. Last Demand Letter will be sent.
6. **Architectural Compliance** –
 - a) **Pre-sale Compliance Inspection(s) & Exterior Improvement Application(s)**
 - 500 Cindy Ct – Approved 3 – 0
 - 209 Amy Ct – Approved 3 – 0
 - b) **Applications for Changes to Exterior**
 - 503 Cindy Ct – EIAs to correct pre-sale compliance issues. Approved 3 - 0
 - 209 Amy Ct – EIAs as a result of Pre -sale Compliance Report; Shed, Garage Door & Replace Trees, Porch Lights, Roof & Siding. Approved 3 - 0
 - 209 Rector - Roof & Paint Siding, and Stain Deck. Approved 3 - 0
 - 1922 E Beech – Addition – EIA Pending Review By HOA NLT 29 Feb.
 - c) **Complaints and Compliance** –
 - **211 Amy Ct** – Will send violation letter on sidewalk added from driveway to back of garage rear door.
 - **406 Gary Ct** – Will send follow-up violation letter regarding backyard.
 - **406 Gary Ct – Violation #1 shed, and seasonal water equipment not properly stored sent 28 July 2023.**
 - **205 Sue Ann Ct** – Will send violation letter regarding condition of shed and exterior organic growth.
 - **501 Cindy Ct** – Will send violation letter regarding ladders etc stored against shed.
 - **217 Elizabeth Ct** – Send updated Violation Letter Oct 2022. **Stated all corrections with Chimney soon, and front yard in spring, requested \$1,500 violation fines be forgiven. HOA responded not for consideration until violations are corrected.**
 - **1942 E Beech Rd** – Owner will place grass (sod) in spring. Deadline 1 May 2023.
7. **New Business** –
 - Discussion with HOA Lawyer to review Violation Template letters, Architectural Standards, and to verify SGFHOA does not have to follow The Virginia Property Owners Association Act.
 - Met with Loudoun County staff and Sterling Supervisor to discuss storm water management on Beech and Lisa aye common ground. Follow-up meeting to be scheduled by county.
8. **Action Items** – Will report to Loudoun County, potential overcrowding or use of basement as living space; 1911 & 1913 & 1917 E Beech, 501 Cindy Ct, and 1947 E Beech Rd.
9. **Closed meeting of Directors and/or Officers** if necessary –
10. **Adjourn** –