

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

**23 March 2026**  
**Agenda**

- 1. Call to Order – 7**
- 2. Business Brought by Members** in attendance (2 Minutes each, maximum) – None
- 3. Review Meeting Minutes** – February 2026 Meeting Minutes Reviewed - Approved 3 - 0
- 4. Review Schedule of 2026 Future Board Meetings** (1 Minute) –27 April 2026
- 5. Financials Review –**
  - 1802 (L148) Lisa Gaye Lien filed, Jan 2026 owes \$595. 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 file 5 March 2026 – 0
  - Liens for approval to submit; Lots 178 (\$196), 187 (\$346), and 247 (\$191).
- 6. Architectural**
  - a. Pre-sale Compliance Inspection(s)**
    - Elizabeth Ct – EIAs due and maintenance to be done. – Approved 3 - 0
    - 211 Amy Ct - Laura Ann – EIAs due and maintenance to be done. – Approved 3 - 0
    - 207 Laura Anne Dr – In compliance. – Approved 3 - 0
  - b. Applications for Changes to Exterior**
    - 1605 E Holly Ave – Remove dead tree, with no replacement required. – Approved 3 - 0
    - 1605 E Holly Ave – Install Solar Panels – Approved 3 - 0
    - 503 Cindy Ct – R&R Roof, Siding & Paint Shutters. – Approved 3 - 0
    - 106 Laura Anne Dr – R & R asphalt to concrete driveway. – Approved 3 - 0
  - 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 and erosion along driveway. Violation #1 Drafted
  - 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. Draft Violation #3, #2 dates (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.

## Board Meeting

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- **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
- **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.



#### 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 –