

Board Meeting
Section B Spring Grove Farm Homeowners Association

24 March 2025
Agenda

1. **Call to Order** –
2. **Business Brought by Members** in attendance (2 Minutes each, maximum) –
3. **Review Meeting Minutes** – February 2025 Meeting Minutes Review
4. **Review Schedule of 2024 Future Board Meetings** (1 minute) – 21 April 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 - 2024 Assessment Due.
 - ❖ Front yard 2022 violation fines of \$1,200 plus interest and late fees over \$2,050.00
 - ❖ Back yard 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) **Applications for Changes to Exterior**
 - 1904 E Beech Rd – R&R Roof
 - 1933 E Beech Rd- Move shed off Common Ground
 - b) **Complaints** –
 - HOA reported to county potential overcrowding or use of basement as living space; 1911 E. Beech – 501 Cindy Ct – Open, 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 County – 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.**
 - c) **Compliance** –
 - **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. Send letter for EIA
 - **1945 E Beech Rd** – Exterior Issue - Sent Violation #2 EIA 15 March with Correction 31 Mar'25. Corrective action is sending documents.
 - **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 March 2025 with 15 April 2025. Corrective Action by Awaiting 2025 dues. George draft letter 12 months payments. Last Chance Letter 24 Feb 2025
 - **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 request extension to 15 April 2025. Approved 3 – 0
 - **105 Sue Ann Ct** – Unapproved columns Vol #2 and wood pile Vol#1 EIA 15 March 2025 Corrected 31 March 2025.
7. **New Business – George**
 - Davey Common Ground Contract for 2025.
 - 18 Mows

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- 3 String trimming of E Beech Woods edge
- 1 Curb weed application
- 2 Weed controls E Beech
- Increase of 4%
- Payment of 936.17/mo for 12 months (\$11,234), budget \$12,250

- 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.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
 - VDOT will look into the safety issue

8. Action Items –

- Trash Cans - possible update to **Architectural Standards** – Bob
- Loudoun Stormwater Retention in Spring Grove Farm HOA. Awaiting county follow-up.

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

10. Adjourn –