

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

**22 May 2025**  
**Agenda**

1. **Call to Order** –
2. **Business Brought by Members** in attendance (2 Minutes each, maximum) –
3. **Review Meeting Minutes** – April 2025 Meeting Minutes Review
4. **Review Schedule of 2025 Future Board Meetings** (1 minute) –18 June 2025
5. **Financials Review** –
  - 2024 Financials Review
    - 1802 (L148) Lisa Gaye Lien filed
    - 217 (L265) Elizabeth Ct - 2024 Assessment, violation fines of \$1,675 - PAID
    - 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)**
    - 2007 Jonathan Ct – Awaiting Corrective action from Pre-sale Architectural Compliance – Approved 3 – 0
  - b) **Applications for Changes to Exterior**
    - 1916 E Beech – Remove Trees with no replacement and restore lawn. Approved 3 – 0
    - 213 Amy Ct – Move Fence off Common Ground.
    - 1945 E Beech – EIA Correction to Installed Basement Window. Approved 3 – 0 to set window at 46” from basement floor.
    - 1942 E Beech Rd – EIA for Landscaping awaiting violation corrections Approved 3 - 0
    - 1933 E Beech Rd - Move shed off Common Ground Must Verify Correction Approved 3 - 0
    - 1605 E Beech Rd – Improve Deck –
    - 104 Sue Ann Ct - Rear Fence on HOA Common Ground. Verify Completion Approved 3 - 0
    - 1936 E Beech Rd – R&R Driveway
    - 1936 E Beech Rd – R & R Dead Tree
  - c) **Complaints** –
    - HOA reported to county potential overcrowding or use of basement as living space; 1917 E Beech – Confirmed Basement is unoccupied, 1911 E. Beech Basement is unoccupied - – Closed, 501 Cindy Ct – Basement is unoccupied - Closed, 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.**
  - d) **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
    - **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

## **Board Meeting**

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- **107 Sue Ann Ct** – Rec'd Complaint – Clothes line, junk underneath deck, Refrigerator on back deck. Violation #1 sent.
- **110 Sue Ann Ct** – Possible overcrowding, trash cans left on curb, inop white sedan vehicle on driveway (No Plates), inop Red Truck n driveway, started fence along backyard. Need to verify.

#### **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.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/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](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.
- Loudoun Urban/Ag Office – Need to submit Animal Waste application.

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

#### **10. Adjourn –**