Board Meeting Agenda
Section B Spring Grove Farm Homeowners Association

15 November 2022

Agenda

1. **Call to Order** –
2. **Business Brought by Members** in attendance (2 Minutes each, maximum) –
3. **Review Meeting Minutes** –
4. **Review Schedule of 2022 Future Board Meetings** (1 minute) –15 Dec, 18 Jan, Annual Meeting (TBD) Jan 2023.
5. **Financials Review** – Liens drafted for Lots: 101, 106, 148, 207. 5 of 10 outstanding 2022 dues
6. **Architectural Compliance** –
   a) **Pre-sale Compliance Inspection(s) & Exterior Improvement Application(s)**
   b) **Applications for Changes to Exterior**
   - 2003 Jonathan Ct – Removed several trees without EIA. Corrective action and has sent EIA for approval. Approved 3 – 0
   - 1925 E Beech Rd – R&R Windows, Approved 3 – 0
   - 219 Elizabeth Ct – R&R Windows, Approved 3 – 0
   - 216 Elizabeth Ct – New Deck, Approved 3 – 0
   - 2003 Jonathan Ct – R&R Trees, Approved 3 – 0
   - 507 Cindy Ct – R&R Siding, Approved 3 – 0

   c) **Complaints and Compliance –**
   - 223 Laura Ann Ct –Siding damage and Trim Grass (Driveway/Sidewalk/Curb) – Corresponded via email and mailed 3rd Violation Letter Oct 2022. Sent email stating corrective action taken – Need to inspect violations.
   - 1082 Lisa Gaye – Installed Shed – NO EIA and violation of setback. Violation #1 – 21 June, 2nd Notice 14 November
   - 506 Cindy Ct – Installed side garage door without EIA. Violation Letter sent requesting EIA, 2nd Letter sent 23 June, 3rd Letter sent 23 July, $300 fine for garage door.
   - 506 Cindy Ct – Installed sidewalk along garage and cut two mature trees with no EIAs. Sent violation letter 18 Oct, 14 Nov
   - 217 Elizabeth Ct –See below. Send updated Violation Letter Oct 2022. Stated all corrections taken. 6" – 8" against foundation erosion is still an issue. Painted Garage Window still needs to be corrected. Wrote email to Ms. Ramirez
   - 206 Laura Anne – to send violation notice to complete window trim painting and gutter repair. Sent violation LTR Oct 2022. Wait Till Spring 2023.
   - 1602 E Holly Rd – Improper stored wood pile. Violation # 1 LTR sent Oct 2022 – Corrected.
   - 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 has been non-professionally attempted at repair. Letter sent 14 November about fine and lien.
7. **New Business –**
   - Update on language to be added to architectural standards restricting chickens on property – Draft submitted for board review. Draft reviewed, awaiting comments.
   - Bob brought about holding owners for not properly maintaining yards; example a lot or almost all weeds no grass which migrates into neighbor yards and looks bad foe the community and sellers.
8. **Action Items** – Ms. Johnson to review reducing cost. Action Board look into better language for yard maintenance.
9. **Closed meeting of Directors and/or Officers** if necessary - NA
10. **Adjourn** –

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217 Elizabeth Ct – Inspected property 24 August.
Chimney still need to be finished.
12) Steps and landing to walkout from basement need to be clean. Same black growth as was on the house, spores will cause new growth.
13) Garage door plastics door trim is torn and needs to be replaced.
14) Garage door need paint removed from windows.
16) Severe erosion at stoop, front of house and foundation.