

Board Meeting
Section B Spring Grove Farm Homeowners Association

25 November 2024

Agenda

1. **Call to Order** –
2. **Business Brought by Members** in attendance (2 Minutes each, maximum) –
3. **Review Meeting Minutes** – October Meeting Minutes Review
4. **Review Schedule of 2024 Future Board Meetings** (1 minute) – 16 Dec 2024
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 violation charges \$1,200 front yard & \$3,000 back yard. Lien on 2023 Assessment. Next file lien for violation fess.
 - 506 (L207) Cindy Ct - 2024 Assessment Due. Total due \$681.62 due HOA.
Summons to answer interrogatories prepared which requires the debtors to appear in court on 01/06/25 and provide financial information for payment of \$1,302.84.
6. **Architectural**
 - a) **Applications for Changes to Exterior**
 - **207 N. Laua Ann Dr** – R & R Siding –Approved 3 – 0
 - **209 N. Laura DR** – R&R Roof – Approved 3 – 0
 - **300 Helen Ct** – R&R Deck – Approved 3 – 0
 - b) **Complaints** –
 - **HOA** reported to county potential overcrowding or use of basement as living space; 1911 & 1913 & 1917 E Beech, 501 Cindy Ct, and 1947 E Beech Rd.
 - 1917 E Beech confirmed violation of the upper and basement levels of the home are rented separately to unrelated groups of people
 - 1945 E Beech to be in violation of basement used as rental
 - 506 Cindy – County is enforcing civil fines
 - 501 Cindy, 1911 E Beech and 1913 E Beech have been observed. County projects to have an update regarding the interiors in the coming weeks.
 - c) **Compliance** –
 - **1945 E Beech Rd** – Sent Violation #1 installation of basement egress windows - Responded by **31 October 2024, HOA BoD decide how to proceed.**
 - **403 Gary Ct** – Violation #1 Exterior Maintenance Issues - Organic Growth. **Need to send Violation #3.**
 - **217 Elizabeth Ct** –Send updated Violation Letter Oct 2024. **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. Responded by 31 October 2024. HOA BoD decide how to proceed.**
 - **1942 E Beech Rd** – Owner will place grass (sod) in spring. Deadline 1 May 2024.
 - **1804 Lisa Gaye** – Removed Tree, Left Stump, Installed Sky Lights, And Painted Mailbox Post Black. **Violation #2 – Responded by 31 October 2024. HOA BoD decide how to proceed.**
 - **213 Amy Ct** – Easement issue. Owner responded to violation, states fence on easement was approved by HOA in 2015 and confirmed. County no claims for use of the easement, issues are emergency access and HOA liability. HOA BoD decide how to proceed.

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7. **New Business** –
 - **Update Architectural Standards.** Page 28, **LANDSCAPING AND PLANTING**
 - Cutting down and removing small trees and shrubs is discouraged. Live **or dead** trees over four inches in diameter as measured two feet above ground may not be cut or removed without approval and usually are expected to be replaced.
8. **Action Items** –
 - Write letter to 213 Amy Ct about easement access and move fence. **Letter sent with notice to respond NLT 31 October 2024.**
 - What Virginia Code / Regulation is the SGFHOA
 - Trash Cans-, possible update to **Architectural Standards** - Bob
9. **Closed meeting of Directors and/or Officers** if necessary –
10. **Adjourn** –