

Board Meeting
Section B Spring Grove Farm Homeowners Association

20 October 2025
Agenda

- 1. Call to Order – 7:00 PM**
- 2. Business Brought by Members** in attendance (2 Minutes each, maximum) – NA
- 3. Review Meeting Minutes – September 2025 Meeting Minutes Reviewed**
- 4. Review Schedule of 2025 Future Board Meetings (1 minute) –**
 - **SGFHOA BoD Monthly Meeting – 24 November @ 6:00 PM – 6:45 PM @ Sterling Library**
 - **Annual HOA Meeting – 24 November 2025 @ Sterling Library RM B @ 7:00 PM – 8:45PM.**
- 5. Financials Review –**
 - 1802 (L148) Lisa Gaye Lien filed, Contact Attorney for payment plan.
 - 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
- 6. Attorney recommends file lawsuit for injunctive relief (A party seeking relief must typically demonstrate that they are likely to win the case and will suffer "irreparable harm" if the injunction isn't granted.)****Architectural**
 - a. Pre-sale Compliance Inspection(s) & Exterior Improvement Application(s)**
 - 509 Cindy Ct- Pre-sale Architectural Compliance In process
 - 1904 E Beech Rd - Pre-sale courtesy provided 13 issues to be corrected prior to full inspection – Approved 3 – 0
 - 400 Gary Ct - Pre-sale Architectural Compliance Final (Updated) – Approved 3 – 0 1 Sept 2025 no correction to compliance issues.
 - 2007 Jonathan Dr - Pre-sale Architectural Compliance – still outstanding issues.
 - b. Applications for Changes to Exterior**
 - 400 Gary Ct – Remove trees, no replacement – Approved 3 – 0
 - 400 Gary Ct – Paint Foundation – Approved 3 – 0
 - 400 Gary Ct – Paint Back Doors (2) – Approved 3 – 0
 - 400 Gary Ct – Paint Front Doors – Approved 3 – 0
 - 509 Cindy Ct – EIAs Required for pre-sale – Approved 3 – 0
 - 211 Amy Ct – Extended Paved Driveway – Approved 3 - 0
 - c. Complaints –**
 - 1917 possible overcrowding in basement ,unkept backyard. Violation #1 Drafted
 - 2005 Jonathan Dr – Organic Growth on House and Gutters. Violation #1 Drafted
 - 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
 - 1913 E Beech Rd – Removed three large trees with no EIA, Backyard is unkept. - Violation #1 Drafted
 - HOA reported to county potential overcrowding or use of basement as living space; 506 Cindy Ct – Open
 - 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.** Owner (wife) reached out to settle payment.
 - d. Compliance –**

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- **113 Sue Ann Ct** – Rec'd Complaint Rental - dead tree stump in front yard. Mailbox & Post Non-Compliant, Sidewalk driveway needs edging, driveway needs be replaced .Vol #1 – Completion 31 July 2025 Overcrowding. (Landlord). Violation #2 Drafted
- **110 Sue Ann Ct** – Started fence along backyard over 1 Year ago. Violation #1 Drafted
- **107 Sue Ann Ct** - Possible overcrowding, construction equipment in backyard, pre-sale issues have not been corrected, clothesline, junk underneath deck, Refrigerator on back deck. Vol #1 – Completion 31 July 2025 Possible Violation #2 Drafted Overcrowding. Need to verify.
- **217 Elizabeth Ct** –. Stated all required corrections for; front yard, garage door (Paint on windows, Garage doors need to be cleared, new handles to be installed.) Violation Letter updated to include dead trees in backyard, junk etc. Vol #10 – Completion 31 July 2025
- **104 Sue Ann Ct** – Needs to remove old fence debris on common ground. Vol #1 – Completion 31 July 2025 NEED TO CONFIRM Violation #2 Drafted
- **1911 E Beech Rd** – Overgrown back yard, invasive vine growing on fence, etc Vol #1 – Completion 31 July 2025. Violation #1 Drafted
- **1916 E Beech Rd** – Garbage cans near curb, HOA already asked to move them to the side of the house, Completion 31 July 2025. Violation #2 Drafted

7. New Business – George

- 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 sign to include installation. Approved 3 – 0.
 - https://www.amazon.com/dp/B0F5M7KNBF/ref=sspa_dk_detail_2?pf_rd_p=953c7d66-4120-4d22-a777-f19dbfa69309&pf_rd_r=HCCDD7VV29AF7PPC8RRN&pd_rd_wg=KfkJC&pd_rd_w=bvKR&a&content-id=amzn1.sym.953c7d66-4120-4d22-a777-f19dbfa69309&pd_rd_r=feb1c570-7ac6-4846-b446-81b8f37a8200&sp_csd=d2lkZ2V0TmFtZT1zcF9kZXRhWwy&th=1
 - Reach out via web to a few US Firms, awaiting responses.
- 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 Urban/Ag Office – Need to submit Animal Waste application. Ask Sue.

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

10. Adjourn –