Board Meeting
Section B Spring Grove Farm Homeowners Association

November 2026
Agenda

1. **Call to Order** – 7
2. **Business Brought by Members** in attendance (2 Minutes each, maximum) - NA
3. **Review Meeting Minutes** – September 2026 Meeting Minutes Reviewed - Approved 3 - 0
4. **Review Schedule of 2026 Future Board Meetings** – (1 Minute) 23 November 2026, 21 December 2026 Tentative BoD and Annual Meeting, 27 January 2027 Board Meeting
5. **Financials Review** –
   - 2026 assessment over $584.20 owed on 4 late accounts.
   - (L148) 1802 Lisa Gaye Lien filed, Jan 2026 owes $595.
   - (L207) 506 Cindy Ct - $200 Payment applied on Oct 2026
     - 506 Cindy Ct – Is Not on a monthly payment plan.
     - Balance due $4,897.25 request to pay in full less interest accrued. Denied 3 – 0 Email sent.
   - Liens filed Dec 2025 for Lots187 ($346), and 247 ($191).
   - Total AR $7,238.96, w/ Oct 26 interest $72.02.
6. **Architectural**
   a. Pre-sale Compliance Inspection(s)
   - 1801 Lisa Gaye – New Owners working through compliance report as of 24 Oct'26 – Approved 3-0
   - 2002 Jonathan Dr - Approved 3-0

   b. Applications for Changes to Exterior
   - 1925 E Beech Rd – R & R Deck – Approved 3 – 0
   - 1922 E Beech Rd – R&R Roof & Install Solar Panels – Approved 3 – 0
   - 511 Cindy Ct – Pre-sale EIAs for – Approved 3 – 0
   - 1906 E Beech Rd – Install Shed - 1928 E Beech Rd
   - 205 Laura Ann – Install Handicap Ramp – Approved 3 – 0

   c. Complaints –
   - 1927 possible overcrowding in basement, unkept backyard – Send letter to owner.

   d. Compliance –
   - **206 Laura Anne DR –** Purchase property as - is by investors**;** TVO SERVICES LLC, 6607 Edsall Rd, Springfield VA 22151-3863. HOA to send letter with copy of pre-sale compliance report.
   - **1932 E Beech –** Remaining Violation, large tree roots above lawn**. Vol# 1 21 Sept, Action by 15 Oct 2026.**
   - **110 Sue Ann Ct –** Started fence along backyard over 1 Year ago. Vol #1 – Mail Apr 2026 21 Sept Action by 15 Oct 2026.
   - **107 Sue Ann Ct –**Construction equipment in backyard, pre-sale issues have not been corrected, clothesline, junk underneath deck, Vol #4 – Mail 20 Sept 2026 and Emailed, 16 Oct 2026 – Violation Fines Commence.
   - **1911 E Beech Rd** – Has not restored back lawn, Appears not all stumps removed. Grass to be growing by 1 May 2027.

- **400 Gary Ct –** Violations – Corrective Action for trees was performed, left one tree with severe roots will be in way to restore backyard grass. Notify owner of action items to retore backyard lawn. Approved – 2 – 0 – 1
- **400 Gary Ct –** Violations – Windows pained shut. Email 4 October to demonstrate corrective action 5 October 2026. If not fines start 6 Oct. HOA to notify Fire Marshal. Approved – 2 – 0 – 1
- **1906 E Beech Rd –** Pool is now used as a garden, Bed head & Foot Board against Shed, Fenced Installed With Lattice, Vol # 2 – 20 Sept 2026. Action by 15 Nov 2026.
- **217 Elizabeth Ct** – Exterior house and yard maintenance. Vol # 13 via email 4 Oct 2026) Action completed 15 October 2026, HOA to determine if any fines to be applied.
- **1603 Holly Ave –** Pre-compliance issue not corrected. Vol # 2 (19 Sep 2026) – **Not Corrected.** Action by 1 Oct 2026.
- **112 S. Cameron** –Edging – Action by 15 Oct 2026. Landlord notified 17 Oct 2026 about edging. Vol# 2 mailed Action by 1 November 2026.
- **222 Laura Anne Ct** – Fence & Yard maintenance – Vol #1 4 Oct 2026, Action by 15 Oct 2026. As of 24 Oct 2026, Only car in driveway removed and left front fence repaired.

7. **New Business –**
   - Contact VDOT about parking restrictions on E Beech common ground
     - VDOT will look into the safety issue
   - Discuss purchasing a drone for HOA inspections and violations.
8. **Action Items –**
   - Need to reorder Pick-up dog waste signs in green print.
   - Work on Grant for invasive species removal.
   - Look at electronic speed limit sign for E Beech - common ground downhill – signs & on old farm property.
     - Owner of 1903 E Beech acceptable to easement for speed sign.
     - Working with HOA Lawyer on easement document.
9. **Closed meeting of Directors and/or Officers** if necessary –
10. **Adjourn** –