

Board Meeting
Section B Spring Grove Farm Homeowners Association

25 September 2025
Meeting Agenda

- 1. Call to Order – 7**
- 2. Business Brought by Members** in attendance (2 Minutes each, maximum) –
- 3. Review Meeting Minutes** – August 2025 Meeting Minutes Reviewed Approved 3 - 0
- 4. Review Schedule of 2025 Future Board Meetings** (1 minute) – 25 August 2025
 - **Annual HOA Meeting – 24 November 2025 @ Sterling Library**
- 5. Financials Review –**
 - 2025 Financials Review
 - 1802 (L148) Lisa Gaye Lien filed
 - 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)**
 - 1928 E Beech Rd - Pre-sale Architectural Compliance Final –Approved 3 – 0
 - 1904 E Beech Rd - Pre-sale courtesy provided – Approved 3 – 0
 - 1803 E Beech Rd - Pre-sale Architectural Compliance Final – Approved 3 – 0
 - 400 Gary Ct - - Pre-sale Architectural Compliance Final – Approved 3
 - b. Applications for Changes to Exterior**
 - 103 Laura Anne – R&R Planters, Expand Patio – Approved 3 – 0
 - 111 Laura Anne Expand Patio – Approved 3 – 0
 - 111 Sue Ann Ct – Placed 6 Arborvitae Trees between poo and fence – Denied 3 – 0
 - 111 Sue Ann Ct – Privacy Lattice around pool – Approved 3 – 0
 - 110 Rector – Install Resin Shed – Approved 3 -0 added to build temp platform not use concrete – Approved 3 – 0
 - 213 Elizabeth Ct – R & R Tree – Approevd 3 - 0
 - c. Complaints –**
 - 1917 possible overcrowding in basement ,unkept backyard.
 - 1913 E Beech Rd – Removed three large trees with no EIA, Backyard is unkept.
 - HOA reported to county potential overcrowding or use of basement as living space; 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.** Owner husband reach out to settle payment.
 - d. Compliance –**
 - **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)
 - **110 Sue Ann Ct** –Inop white sedan vehicle on driveway (No Plates), started fence along backyard. Vol #1 – Completion 31 July 2025 Possible Overcrowding. Need to verify.

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- **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 Overcrowding. Need to verify.
- **211 Amy Ct** - Sent Violation #3 - laying gravel down for driveway extension. Volt# Notice #4 Paved Asphalt – went along side of house. Completion 31 July 2025 Received EIA.
- **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
- **102 Sue Ann Ct** – tree stumps in backyard, ladders, mulch bags on ground, fence is decaying, trash on fence, Vol #1 – Completion 31 July 2025 NEED TO CONFIRM
- **104 Sue Ann Ct** – Needs to remove old fence debris on common ground. Vol #1 – Completion 31 July 2025 NEED TO CONFIRM
- **1911 E Beech Rd** – Overgrown back yard, invasive vine growing on fence, etc Vol #1 – Completion 31 July 2025
- **1916 E Beech Rd** – Garbage cans near curb, HOA already asked to move them to the side of the house, Completion 31 July 2025

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. 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&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 –