

SPRING GROVE FARM HOA NEWS

Fall 2007

Annual Meeting Yields New Board

The 2007-08 Board of Directors voted in at the June 19 2007 annual HOA meeting is:

George Hidy, President
Larry Baker, Vice President
Matthew Petersen, Treasurer
Bill Fridley, Secretary

George and Larry serve in the same positions they held last year. Matthew replaces Jim Hogarty as Treasurer and Bill replaces Mike Roueche as Secretary. Let's extend a big thank you to both Jim and Mike for their volunteer service to our community!

To contact the Board, you may email springgrovefarm@gmail.com or write to Spring Grove Farm HOA, PO Box 522, Sterling, VA 20167-0522

Updates

The "*No Parking*" signs on E. Beech Road between Laura Anne Drive and Rector Street were discussed at length at the annual meeting and a special meeting held the week prior. VDOT installed the signs after a safety inspection at those intersections. A motion was carried by majority vote at the annual meeting instructing the Board to contact VDOT about removal of the signs. The Board of Directors has submitted a letter to VDOT communicating that request. VDOT will now review our request and decide whether to remove the signs or provide an alternate safety provision (such as 4-way stops) in lieu of the current "*No Parking*" signs.

The *Spring Grove Farm* community signs planned for our entrances at both E. Beech and E. Holly are being finalized for production. We hope to have them installed very soon.

Good Neighbor Reminders

As our community continues to mature, maintaining the exterior of our homes provides the most positive visual impact to all of us in Spring Grove Farm. Fall is a great time to make those needed repairs on shutters, garage doors, porch railings, and decks before the winter weather arrives. Extracted from our community Architectural Control Guidelines:

- **Exterior Maintenance:** This includes, but is not limited to items such as mowing grass, removal of trash, and structural maintenance. Examples that would be considered a violation of the architectural guidelines include:
 - Peeling paint on exterior trim
 - Missing or deteriorating shutters
 - Missing or damaged windows, window screens and door screens
 - Deteriorating porches or decks (for example broken or missing parts)
 - Damaged mailboxes, or mailboxes and/or stands in need of repainting
 - Visible playground equipment which is either broken or in need of repainting
 - Deteriorating fences with either broken or missing parts
 - Sheds with broken doors or in need of painting or other types of repair
 - Deteriorating decks possibly missing or broken railings or parts in need of re-staining or painting
 - Open storage/accumulation of assorted personal use items such as seasonal recreational equipment, household furnishings, tools and equipment, power equipment, etc., in areas visible to neighboring properties

- **Vehicles:** Parking rules include:
 - Any bus, taxi cab, boat, trailer, mobile home, motor home or other camper of any type is prohibited from parking in open view within the Community
 - Any vehicle that has commercial signs or advertising or visible commercial equipment is prohibited from parking in open view within the Community
 - Any inoperable vehicle or vehicle which is not intended for regular use is prohibited from parking in open view within the Community. Any vehicle which does not display current license plates or state inspection stickers may be considered inoperable

- **Home improvements:** The Board of Directors and/or Architectural Control Committee (ACC) must approve any change to the exterior appearance of any house or lot before work is started. An application, describing the proposed project must be sent to the Architectural Control Committee,

PO Box 522, Sterling, VA 20167-0522. Applications are a part of the homeowners package you received when you purchased your home in Spring Grove Farm; however, you may also email the HOA to request an application form.

To report an ongoing violation of HOA guidelines or to submit an application to the ACC for a home improvement, please email or write the HOA Board.

HOA Happenings

Would you like to attend a monthly HOA Board meeting? Our monthly board meeting is usually the first Tuesday of each month, 7:00 p.m. in the Sterling Park Community Center on Commerce Street (across from Big Lots). However, you should confirm that with the board since there may be exceptions to the regular schedule.

Would you like to be on the agenda for an upcoming HOA Board meeting? If so please contact the board in advance providing your name, address, lot number, and brief description of your topic. We will confirm the meeting time and place for which you have been placed on the agenda to present your topic.

Would you like to volunteer for Spring Grove Farm activities such as Neighborhood Watch, Architectural Controls Committee, Community Newsletter? Just email us at the HOA address and we will provide you with the appropriate contact and/or information.

Community Real Estate Sales from the Loudoun County government website:

Address	Recordation Date	Sale Price
211 ELIZABETH CT	08/31/2007	\$444,000
122 LAURA ANNE DR	08/09/2007	\$480,000
501 CINDY CT	08/03/2007	\$474,501
103 CAMERON ST N	06/29/2007	\$475,000
500 CINDY CT	05/04/2007	\$517,000
208 LAURA ANNE DR	03/02/2007	\$562,500
1802 LISA GAYE DR	03/01/2007	\$410,000
118 CAMERON ST N	02/13/2007	\$435,000
200 CAMERON ST N	01/22/2007	\$397,000
208 AMY CT	12/08/2006	\$425,000

Final Note

Again, as noted throughout this communication, to contact the Board about anything regarding our Spring Grove Farm community, please email us at springgrovefarm@gmail.com or by regular mail at Spring Grove Farm HOA, PO Box 522, Sterling, VA 20167-0522. Thank you.