



September 2008

ELECTION RESULTS

We are pleased to announce that George Hidy and Matthew Petersen will continue their service on the Spring Grove Farm HOA Board of Directors, as President and Treasurer. New Board members include Mick Gross as Vice President, Phil Maughan as Secretary, and Greg Crawford as ARC Chairman. Larry Baker has agreed to serve as a member of the Architecture Review Committee (ARC).

HOA BLOCK PARTY ANNOUNCEMENT

The Board of Directors is planning a neighborhood block party on Saturday, October 4, 2008, from 11:00 A.M. until 4:00 P.M. at the Elizabeth Court cul-de-sac. This will be a great opportunity for our community to get together and have some fun. We look forward to seeing all of you there! **Joes Pizza and Famous Dave's BBQ pulled pork and chicken will be provided. It is requested our HOA members living in odd-numbered houses bring their favorite side dish or salad, and that our neighbors living in even-numbered houses bring their favorite dessert to share.** Everyone is welcome to bring their own beverages (no glass containers please), blanket, and chairs. The Association will supply bottled water.

There will be extra special entertainment for the younger kids starting at approximately 1 pm! If you plan to attend, please email the Board as to how many will attend at springgrovefarm@gmail.com or send us a letter at Spring Grove Farm HOA, PO Box 522, Sterling, VA 20167-0522 by September 27, 2008 to let us know. The rain date will be on Sunday, October 5, 2008.

NEIGHBORLY COURTESY

As the Spring Grove Farm community and homes become older, homeowners are expected to maintain the exterior of their home to community architectural standards and guidelines, and in good condition. Maintenance affects the visual character and economic value of the property and neighborhood, and in some cases, safety. Given the difficult times with the housing market, these items can significantly detract from the appearance of our neighborhood and the ability to sell homes within our community.

The board is again asking each homeowner to take a few minutes to inspect your property and pick up any debris that may be on it. With autumn approaching, there are also a lot of leaves to rake and by everyone pitching in; our neighborhood can be well maintained. This is also a good time look around the property and make some improvements such as painting the porch, shutters, landscaping (trimming the sidewalk and curbs of grass), replacing the garage door or outdoor lamps.

VIOLATIONS

We offer our thanks to the homeowners who were concerned enough about the neighborhood to report possible violations. A partial list of violations of the covenants during the last 6 months includes: fences in need of repair or replacement, trailers in front of homes, windows/garage/doors/trim needing repair or paint, furniture and trash in back yards, vehicles parked on the front lawn and in back yards, tall grass and other maintenance issues with yards, and broken or missing outdoor lamps and shutters.

SAFETY

Recently there has been vandalism and thefts in the neighborhood from automobiles parked on driveways and in the street. In most cases, these vehicles were not locked. We encourage homeowners to lock your cars and conceal satellite radios, geographic locaters, and anything else of value. Even expensive prescription sunglasses can take a walk.

Safety in the neighborhood was discussed at the annual meeting. Several homeowners are concerned about how many homes yard lamps are either not illuminated or missing. We ask that you check your yard lamp, confirm that it is operational, and replace the bulb(s) if needed. If the lamp is broken or missing, please repair or replace it.

Look for new Neighborhood Watch signs coming soon.

EMAIL ADDRESS

The HOA has sent out an invitation to known homeowners email addresses to join the Spring Grove Farm discussion and coordination group. Please accept the invitation and for those who we do not have please email the HOA at SpringGroveFarm@gmail.com. We would like to use the account for email for announcements such as recent car break-ins, the newsletter, annual meeting, and the Block Party.

SIDEWALKS and WINTER

County code does require a clear sidewalk and it does make it easier for adults and the kids to get to the bus stops. With children walking to school bus stops we are asking that all homeowners keep their sidewalks clear and accessible at all times. If trees are hanging down so low that people have to duck under them to get by, then the branches need to be trimmed. Vehicles parked in driveways should not block the sidewalks. Winter is not far away. When we do get snow, please shovel walkways.

NEIGHBORHOOD ENTRANCE SIGNS

Our long awaited Spring Grove Farm community signs planned for our entrances at both E. Beech and E. Holly are here and ready for installation. The logo at the top of this newsletter is an image of the new signs.

HOME IMPROVEMENTS

The Board of Directors and/or Architectural Review Committee (ARC) 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; Spring Grove Farm ARC, P.O. Box 522, Sterling, VA 20167-0522. Applications are a part of the homeowner’s package you received when you purchased your home in Spring Grove Farm. You may also email the Board to request an application form.

SELLING YOUR HOME & DOCUMENT PACKAGES

Every owner is required by our Covenants and Virginia State Law to provide a current copy of the HOA’s disclosure package to buyers before settlement. The disclosure package includes the Covenants, Articles of Incorporation, Bylaws, and the current Board and Dues information. Closing attorneys also ask for certification from the Board on a site survey of your home. What this means is the Board must verify that dues are up to date and there are no violations of architectural guidelines apparent from a site survey of the home’s exterior. Anything that is in violation of the Covenants and was not approved by the Board can be “failed” and may require compliance before settlement. This is why the Architectural Review Form is so important—to ensure that exterior home improvements are within neighborhood guidelines and have been approved.

These disclosure packages cost \$50 and can be obtained by writing to: Spring Grove Farm HOA, Attn: Homeowners Package, PO Box 522, Sterling, VA 20167-0522.

REPORTING ORDINANCE VIOLATIONS OUTSIDE HOA JURISDICTION

The HOA lacks jurisdiction to enforce community standard outside sections B and C of Spring Grove

Farm. Complaints for homeowner violations in Section A of the community—roughly the full length of Cameron Street and portions of Laura Anne Drive—or in Sterling Park should be raised with the County. We offer the following suggestions should you have a complaint regarding a violation: 1) discuss the issue together with other impacted neighbors, and 2) approach the violating homeowner directly through written or verbal communication to explain the issue and its implications to the overall community.

We regret that Section A is not a part of our specific HOA's enforceable bylaws; however, we appreciate our homeowners in Sections B and C striving to maintain the integrity of our Spring Grove Farm community.

Other violations within the Sterling community such as tall grass (usually 12 inches) or abandoned furniture in yards should be reported to: Lawn Care Issues: Terry.Morris@Loudoun.gov or Furniture in Yards: Monica.Gorman@Loudoun.gov

DUES/NONPAYMENT PENALTY

At the annual meeting, there was discussion concerning how the HOA bills for annual dues. The 2008 annual dues are **\$75.00** per household with notices initially mailed in January 2008 and payment due January 31, 2008. The board’s process for homeowners who fail to pay are; several reminders for payment are sent with a \$5/month late fee applied as well, a final notice is sent in June to the homeowner and asked one last time for payment, after which the homeowner who does not pay will have a lien placed on their property.

Community Real Estate Sales

Address	Sales Date	Sales Price
220 CAMERON CT N	6/27/2008	\$384,000
1933 BEECH RD E	6/26/2008	\$360,000 **
1945 BEECH RD E	6/23/2008	\$448,000
107 LAURA ANNE DR	6/17/2008	\$269,910 *
200 CAMERON ST N	6/6/2008	\$170,000 *
501 CINDY CT	6/4/2008	\$332,000
2001 JONATHAN DR	6/4/2008	\$328,750
209 AMY CT	5/19/2008	\$360,000
1906 BEECH RD E	5/15/2008	\$390,000
229 CAMERON CT N	5/7/2008	\$325,500
207 AMY CT	4/8/2008	\$275,000
212 CAMERON ST N	4/7/2008	\$280,142 *

Source: Loudoun County website.
* Foreclosure – Owned by bank, ** Short Sale

To contact the Board about anything regarding our Spring Grove Farm community, please email us at springgrovefarm@gmail.com or send a letter to Spring Grove Farm HOA, PO Box 522, Sterling, VA 20167-0522. Thank you.