



May 2008

## Annual Meeting: Thursday June 26

Nominations are open for those willing to serve on the 2008-09 Board of Directors and you are welcome to nominate yourself. The annual meeting and voting will take place; **DATE:** Tuesday, June 26<sup>th</sup> 2008, **TIME:** 7 p.m., **PLACE:** Sterling Community Center

If you are unable to attend the meeting, please return the proxy so a quorum may be reached, thus allowing the annual meeting to take place as scheduled. *Your attendance or proxy does make a difference!*

### Final Update to No Parking Signs

VDOT has decided not to act on the board's letter regarding the *No Parking* signs on E. Beech Rd.

At last year's annual association meeting some homeowners expressed concern that as a result of the "No Parking" signs parking near their homes is scarce; others said the parking restriction improves the safety of the intersections; still others say the intersections were less safe than before since motorists move faster and more often disregard the stop signs on Rector and North Laura Ann.

Ultimately, the members present voted to have the HOA Board of Directors request that VDOT remove all six of the *No Parking* signs. Therefore, the Board requested that VDOT re-evaluate the intersections Rector & East Beech and Laura Ann & East Beech for removal of the signs, thus returning the intersections to the condition they were in prior to the safety analysis performed in 2006.

As a result of three inspections and many options studied over several months, VDOT decided to leave the signs as posted.

### 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.

Anyone interested in helping to install the posts and hang the signs please send a message to [springgrovefarm@gmail.com](mailto:springgrovefarm@gmail.com) or call Matthew Petersen at 703-434-3236. We will set the posts the morning of Saturday May 31 and hang the signs the morning of Saturday June 7.

### Spring Cleaning

Spring is in full bloom! As our community continues to mature, maintaining our homes provides the most positive visual impact to all of us in Spring Grove Farm. Please note the following excerpts from our community Architectural Control Guidelines:

#### *Exterior Maintenance*

Lawn care adds value to the community and homeowners are responsible for mowing and trimming at regular intervals, a maximum height of six (6) inches is deemed appropriate.

#### *Landscaping and Planting*

In general, landscaping and planting do not constitute structures as defined by the covenants and hence do not require the approval of the Committee. Conspicuous fruit and vegetable gardens should be restricted to rear yards and shall not be visible from the streets. Corner lots generally require more screening of gardens and approval by the Committee.

The cutting down or removal of small trees and shrubs is highly discouraged. Live trees over four inches in diameter as measured two feet above ground may not be cut or removed without Committee approval and usually are expected to be replaced. Trees, hedges, and shrubs that restrict sight lines for traffic should, for safety considerations, be cut back or removed.

#### *Mailboxes*

Mailboxes are a functional necessity, not a decorative item. Since they are usually in a very visible location, they should be straightforward in design, mounted on simple wood posts. The mailbox must be unobtrusive, should be located so as not to obstruct any traffic sight lines, and blend with all other mailboxes so as not to be visually distracting.

Mailbox posts must be constructed of wood, or a material visually similar to wood. Plastic posts and mailboxes will be considered and approved on a case-by-case basis. All postal boxes must meet postal regulations. No application is required if replacing mailbox or post with similar material.

#### *Home improvements*

Broken shutters and vents should be replaced. Peeling paint on trim, garage doors, and moldings should be touched up. Fences need to be in good repair and comply with our covenants. Miscellaneous yard junk such as old plastic tables, chairs, old grills, and empty mulch bags should be disposed of properly.

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 homeowner's package you received when you purchased your home in Spring Grove Farm; however, you may also email the HOA to request an application form.

#### *Complaints/Violations*

To report an ongoing violation of HOA guidelines please contact the HOA Board at [springgrovefarm@gmail.com](mailto:springgrovefarm@gmail.com) or by mail at Spring Grove Farm HOA, PO Box 522, Sterling, VA 20167-0522.

### **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, By-laws, and the current Board and Dues information. Closing attorneys also ask for certification from the Board's on a site survey of your home. What this means is the Board must verify that dues are current and there are no current 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 been approved.

These disclosure packages cost \$50 and obtained by writing to: Spring Grove Farm HOA, 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 such a violation:

(1) Approach the violating homeowner directly through written or verbal communication to explain the issue and its implications to them, you, and the community overall. Discuss the issue together with other impacted neighbors.

(2) Report the offense by going to the county website and obtain the violation form at <http://inter4.loudoun.gov/Default.aspx?tabid=641> or contact our Supervisor, Eugene Delgaudio,

Email: [EugeneDelgaudio@erols.com](mailto:EugeneDelgaudio@erols.com)  
Office Tel: 703-771-5819  
Home Tel: 703-421-4599

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

Other violations within the Sterling community; tall grass (usually 12 inches) or abandoned furniture in yards should be reported to:

Lawn Care Issues: [Terry.Morris@Loudoun.gov](mailto:Terry.Morris@Loudoun.gov)  
Furniture in Yards: [Monica.Gorman@Loudoun.gov](mailto:Monica.Gorman@Loudoun.gov)

### **Community Real Estate Sales**

Address	Sales Date	Sales Price
103 LAURA ANNE DR	03/03/2008	\$300,000
210 N CAMERON ST	02/27/2008	\$432,610
1604 E HOLLY AV	02/21/2008	\$260,000
1906 E BEECH RD	12/28/2007	\$430,950
102 SUE ANN CT	12/19/2007	\$381,250

Source: Loudoun County website.

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