



Spring 2010

SIDEWALKS IN THE WINTER

Special thanks to all who shoveled your sidewalks and made it safe for the kids to walk to their bus stops. Special recognition to the people on Elizabeth, our HOA members on Laura Ann, and to the home owners on Beech who cleared the sidewalks and the intersections. It was a daunting task and a lot of work.

2010 ANNUAL HOA DUES

If you have not paid your HOA dues you are incurring a \$5 per month late fee.

Christmas Decoration Contest

Congratulations to 112 Sue Ann Court winners from the random drawing and having their 2010 dues waived.

SELLING YOUR HOME

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. Spring Grove Farm HOA disclosure packages cost \$60 to \$100 and can be obtained by downloading the document request at the HOA web site www.springgrovefarm.org. 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 Exterior Improvement Application is so important—to ensure that exterior home improvements are within neighborhood guidelines and have been approved by the Board of Directors.

SPEEDING IN THE NEIGHBORHOOD

A number of complaints have been made about speeding in the community and it appears to be both adults and teenagers. Some people have identified the car, license tag, and even the driver. People jog, walk their pets and most of all children are in the street on their bikes or chasing balls. We do not wish to publish names or addresses or car models; we hope that will not be necessary in order to get drivers' attention. Hint: Driving into or out of a court (Beech) does not require speeding—white SUVs. The community streets are not a speedway. If necessary the sheriff will be requested to monitor certain streets, fines start at \$65 plus court cost. **Speeding and hitting anyone is considered reckless driving.**

Clean Up After Your Dog

The common areas have been getting "messy" and just want to remind dog owners to clean-up after your dog. County Ordinance 612.19 (a) (9) states that is unlawful for a dog owner to fail to remove immediately the dog waste from any property that is located in any residential subdivision or adjacent to a residential subdivision. Complaints should be filed with the sheriff office; have location, date, time and violator address.

REMINDER - HOME IMPROVEMENTS

When in doubt - ASK.

The Board of Directors and/or Architectural Control Committee must approve any change to the exterior appearance of any house or lot before work is started. The board appreciates the home owners who ask before exterior changes are made to their homes. The Board of Directors has the final authority to approve or disapprove all requests, obtaining county permit(s) **does not** give the home owner permission to begin construction or exterior changes to the home.

Even changes that do not require a permit may require board approval, for example mail box and post, windows, shingles, and garage doors. Basic rule: replacement with the same color and style, you do not need to ask. An example, an application is required when changing the color of a beige garage door to white and the board has not approved garage doors to be replaced without windows.

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 Exterior Improvement Application (EIA) describing the proposed project must be sent to: springgrovefarm@gmail.com; or

Spring Grove Farm ARC
P.O. Box 522
Sterling, VA 20167-0522.

EIAs are included in the disclosure package you received when you purchased your home in Spring Grove Farm. Copies of the EIA are also found at our web site: www.springgrovefarm.org. To expedite the application process, please carefully review the "Instructions" that accompany the EIA ensure the submission is complete and accurate.

Be reminded that any homeowner who has not paid the annual HOA dues or has outstanding violation fees will have not have an EIA considered until all outstanding dues/fees have been paid.

ARCHITECTURAL CONTROL GUIDELINES

Application to the ARC should include:

1. Site plan showing dimensions and relation to applicant's house, adjacent houses, and property lines.
2. Description of materials, including color and proposed plantings.
3. If applicable, image showing, in elevation or perspective, the relation to the applicant's house and adjacent houses.
4. Details of railings, posts, stairs, steps, benches, and other details as required to clearly describing proposal.
5. Details of changes to windows and doors if applicable
6. Estimated completion date.

WEBSITE

Don't forget to check out our web site at www.springgrovefarm.org. The web site contains the following information: Previous newsletters; Community links. You can also find HOA documents, including Architectural Guidelines and Bylaws; Copy of the Exterior Improvement Application, and Information on homeowner responsibilities when selling a home; and more.

The Board of Directors would also like to add a "Preferred Vendor" list to our web site. Homeowners who have had a positive experience with a local contractor or service provider are encouraged to email us at springgrovefarm@gmail.com and tell us about it. We will post this information on our site to serve as a reference so that others in our community may contact these businesses and benefit from their

services. These "Preferred Vendors" are not to be endorsed by the HOA but to be a source from satisfied customers.

COMMUNITY EVENTS

The Board of Directors and Entertainment Committee are starting to plan and organize community events for 2010. Many of our neighbors enjoyed the Fourth of July picnic this past year and we are considering a similar event for 2010. We would like your feedback about community events and encourage our homeowners to contact us at springgrovefarm@gmail.com with any comments or suggestions regarding community events in 2010.

The following event is not sponsored by the HOA
GOT KIDS?

HUGE CHILDREN'S
CONSIGNMENT SALE

When: Saturday, April 10, 2010
8:00 - 11:00 am
½ price Sale 11:30 am - 1:00 pm
NEW!!! Dollar Dash** 3:00 - 3:45 pm
**Most items \$1!

Where: Sanders Corner Elementary School
43100 Ashburn Farm Parkway
Ashburn, VA 20147

Over 200 local families selling great quality, gently used clothing, toys, baby equipment and maternity Clothes, books, games and more at BARGAIN prices!

Sell your gently-used items!

Consignors get 50%. Volunteer and earn 70% of sale price visit www.cfcamps.com

VIOLATIONS

We offer our thanks to the concerned homeowners in our community who have reported potential HOA violations. We also appreciate the diligent efforts of our homeowners to work with the Board of Directors to rectify outstanding HOA violations in a timely fashion.

To report a suspected violation of HOA guidelines please contact the HOA Board of Directors at:

springgrovefarm@gmail.com; or

Spring Grove Farm HOA
PO Box 522
Sterling, VA 20167-0522.

COMMUNITY REAL ESTATE SALES

208 AMY COURT	\$270,000	Short sale
120 N CAMERON	\$280,000	Short Sale
100 N CAMERON	\$375,000	Sale
211 N CAMERON	\$265,000	Sold by Bank
2002 JONATHAN CT	\$382,500	Sale

Source: Loudoun County tax records.