



WE HAVE A WEB SITE!

WWW.SpringGroveFarm.Org

The web site has the following information:

Previous Newsletters, Community Links, Homeowners Association (HOA) documents, including Architectural (ARC) Guidelines and Bylaws, the ARC Application, information on homeowner responsibilities when selling a home and more! Please visit the site and give us your feedback at www.SpringGroveFarm.org.

2009 ANNUAL FEE

The annual bill for your HOA dues has been mailed. If these dues were not paid by January 31, 2009, you will receive a new bill every month with a \$5 monthly late fee.

The HOA Board of Directors will not accept new ARC Applications until the Annual Fee and any other outstanding fees are paid by the homeowner.

SELLING: DELIVER HOA DOCUMENTS

These disclosure packages cost \$60 to \$100 and can be obtained by downloading the document request at the HOA web site - www.SpringGroveFarm.org.

Every homeowner 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 ARC Application is so important—to

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ensure that exterior home improvements are within neighborhood guidelines and have been approved.

WINTER: CLEAR YOUR WALKS

When we do get snow, please shovel walkways.

County code requires 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. Vehicles parked in driveways should not block the sidewalks.

HOME IMPROVEMENTS: SEEK APPROVAL

The HOA 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 can also find a copy of the ARC Application at www.SpringGroveFarm.org.

COMMUNITY EVENTS: SEE YOU THERE

The Board of Directors and the Communication Committee are considering the following events in 2009:

- > HOA Block Party around July 4th
- > Movie Night on the common ground
- > Community Pool Party at the Sterling Golf, Swim and Tennis Club

Please let us know if you have any additional ideas for community events.

VIOLATIONS: THANK-YOU

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: changing color of home, installing large windows in basement, commercial vehicles in front of homes, parking vehicle on lawn, back decks and screened in porches in need of repair, windows/garage/doors/trim needing repair of paint, and broken or missing outdoor lamps and shutters. Report violation(s) of HOA guidelines please to springgrovefarm@gmail.com or by mail at Spring Grove Farm HOA, PO Box 522, Sterling, VA 20167-0522.

Please note the following excerpts from our community Architectural Control Guidelines:

UNDER DECK STORAGE

1. Under deck storage is discouraged, but storage of seasonal items more than likely will be allowed.
2. When using the under deck area for informal storage, the impact on neighbors must be kept in mind.
3. Storage must be maintained so as to present a neat, uncluttered appearance.
4. Acceptable items to be stored are at the discretion of the Board of Directors and/or Architectural Control Committee.
5. Special screening or landscaping may be required.

ENTRANCE WALKS and REPLACEMENT

The pavement composition for a new walk leading to a building entrance shall be in keeping with the materials in adjacent walks and/or the architecture of the building it will serve. If a material is proposed which does not appear in the building being served or in the adjacent pavements, review of the pavement plan and cross-section by the ARC will be required.

Replacement of entrance walk materials for aesthetic or maintenance reasons will generally be reviewed favorably if they fall within the requirements set forth above.

PROFESSIONAL OFFICES

No residential shall be used for any business, commercial, manufacturing, mercantile, storing, vending or other nonresidential purpose; provided, however, that an owner may maintain an office or home business in the dwelling constructed on such owner's lot if:

1. Such office or business generates no significant number of visits (as determined by the Board of Directors) by clients, customers or other persons related to the business.
2. No equipment or other items related to the business are to be stored, parked or otherwise kept on such owner's lot outside of the home. Only in an enclosure approved by the Board of Directors and/or Architectural Control Committee.
3. Use of such office is limited to the persons occupying the lot.
4. No exterior signage is displayed.
5. Such owner has obtained approvals for such use as may be required by the appropriate local governmental agencies.

Reporting Ordinance Violations Outside HOA Jurisdiction

Any homeowner wishing to report or initiate an investigation into an alleged county zoning violation should contact the Loudoun County Department of Building and Development Zoning Office for more information and report suspect violators to the Board of Directors and/or Architectural Control Committee.

(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
Office Tel: 703-771-5819
Home Tel: 703-421-4599

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 such as tall grass (usually 12 inches) or abandoned furniture in yards should be reported to:

Lawn Care Issues: Terry.Morris@Loudoun.gov
Furniture in Yards: Monica.Gorman@Loudoun.gov

Community Real Estate Sales

112 S Cameron St	12/16/2008	\$255,000*
224 Elizabeth Ct	12/09/2008	\$370,800*
107 Laura Anne Dr	10/31/2008	\$280,000*
219 Elizabeth Ct	10/28/2008	\$420,000
214 N Cameron Ct	10/28/2008	\$300,000*
1909 E Beech Rd	09/29/2008	\$360,000**
212 N Cameron St	09/22/2008	\$255,815
1913 E Beech Rd	09/02/2008	\$438,000
210 N Cameron St	09/02/2008	\$271,900

Source: Loudoun County tax records.

* Foreclosure – Owned by bank, ** Short Sale