



NEWSLETTER

Spring Grove Farm Sections B & C Home Owners Association
P.O. Box 522, Sterling, VA 20167-0522
Web: www.SpringGroveFarm.org eMail: SpringGroveFarm@gmail.com

Home Improvements

The Board of Directors and/or 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 springgrovefarm@gmail.com; or

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 go to www.SpringGroveFarm.org for the ARC request form.

Remember! *When in doubt - ASK.*

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. Examples include: mail box and post, windows, shingles, and garage doors.

ARC

By Melissa Coombs

The Architectural Review Committee (ARC) has been formed and is looking forward to working with you to keep Spring Grove Farm the warm and inviting community we all love. The role of the ARC is to serve as a liaison between the home owners and the Board of Directors. Specifically, the ARC will be tasked with fielding concerns about architectural issues, evaluating renovation requests and conducting violations inspections at the time of a home sale. Please look for a more detailed description of the ARC, its role and its procedures in a letter with your annual dues announcement.

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2011 HOA Dues

No dues increase! The annual bill for your HOA dues will soon be mailed. If payment is not received by January 31st, a new bill will be mailed every month with a \$5 monthly late fee.

Also, any homeowner who has not paid the annual fee, or has outstanding violation fees will have an **ARC**

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.

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. 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.



These disclosure packages cost \$60 to \$100 and can be obtained by downloading the document request at the HOA web site www.SpringGroveFarm.org. Anything that is in violation of the Covenants and was not approved by the Board can be "failed" and may require compliance before settlement.

Neighborly Reminders

SPEEDING IN THE NEIGHBORHOOD

People jog, walk their pets, and many children play in or near our streets. A child could unexpectedly chase a ball into the street or turn suddenly on a bike. A speeding motorist may not have time to react and avoid such obstacles. A number of complaints have been made about speeding in the community and it appears to be both adults and teenagers. Please remember, 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.

KEEPING SIDEWALKS CLEAR

With the cold weather coming we want to remind everyone to shovel the sidewalks adjacent to your house when it snows. With children walking to school bus stops we are asking that all homeowners keep their sidewalks clear and accessible at all times. It does make it easier for children and adults to get to the bus stops.

Vehicles parked in driveways should not block the sidewalks.

"Speeding and hitting anyone is considered reckless driving."

CURBING YOUR DOGS

It can be frustrating when non-dog owners are left with the task of cleaning up after other people's dogs. The common areas and some of our yards are getting messy. We want to remind dog owners to clean-up after your dog for your neighbors and your community.

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.



Holiday Decorating Contest

Tis' the season to decorate our homes, use more electricity than a small village, and hopefully win the Holiday Decorating Contest. "How does this work?" you may ask. It's easy!

Step 1, decorate your house. (OK, that may not be as easy as it sounds.)

Step 2, sit back and wait for the board members, and hopefully your neighbors, to come look at your decorations.

Judging will take place Monday, December 20th. The houses selected as the best decorated will be entered in a drawing from which the winner would be drawn.

Winner will be announced in the next newsletter.

Why would you want to enter the Holiday Decorating Contest? Well, who wouldn't want to crush their neighbors in the spirit of the season! Wait, that's not it. How about having your dues waived for 2011? Yeah, that'd do it for me too.



Holiday Safety Tips from the Sheriff Office

With the holiday season quickly upon us here are a few suggestions to help you stay safe while enjoying the holiday season.

- If you are going to be away from the home and traveling, let a trusted neighbor know where you will be and how to contact you if there is an emergency
- Do not leave gift packages visible in your vehicle.
- Be cautious of your surroundings. Areas like parking lots are prime locations for robberies.

- Check the areas you may be traveling to. A quick call to the local law enforcement agency can help you pick a hotel in a safe neighborhood.
- Above all else, if it looks suspicious call it in. The Loudoun County Sheriff's Office will check it out.

**The Sheriff's Office Non-Emergency Number:
703-777-1021**

Information

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, HOA documents (including Architectural Guidelines and Bylaws; Copy of the Exterior Improvement Application, and Information on homeowner responsibilities when selling a home), and more.

BOARD MEMBERS

President	George Hidy
Vice-President	Mick Gross
Treasurer	Matthew Petersen
	Mark Hakey
	Shelly D'Antoni

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.**

