

SPRING LAKE FARM NEWSLETTER

Community Information | Homeowner's Meeting | Events



Community Priorities

Maintenance and Cleaning

- Keep trash/recycling bins out of public view
- Paint shutters for a neat home appearance

Trailers/Boats/Campers (OH MY)

- Non-personal automobiles cannot be parked forward of the home.
- This is part of the common commitment we've agreed to in our HOA by-laws, for all in the community. The By-Laws allow up to 7 days in a 90 day period for loading/unloading, cleaning, winterizing, etc.

Vehicles

- Vehicles parked on the street must be operable and current on licensing.
- The HOA has no authority to remove vehicles. If a homeowner has a personal problem with a vehicle, contact the owner or the sheriff's department.

Annual Meeting

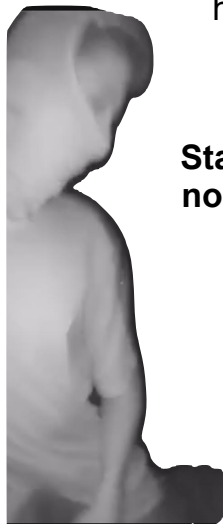
The **2025 Annual Meeting** for homeowners will be at Summit Presbyterian Church (off Shelton Shop Road, just south of the Spring Lake Farm entrance), Thursday, October 23rd at 7:30 pm. We'll discuss past and future projects and events, finances, and elect HOA Board members for next year.

We hope every Homeowner can attend, but if not please complete the attached proxy form. Before October 20th, please email board@springlakefarm.org with your name/address to RSVP. If not attending email a scan or picture of your completed proxy form.

NO assessment increase or special assessment is proposed for the next year.

Delinquent Behavior Alert

Several homes have had their door banged/kicked at night and then the perpetrators run off. This has happened on multiple occasions at homes, and there has been some damage to doors. It is unnerving to the homeowners, and the Sheriff's Office is involved. Several incident reports have been filed, and the Sheriff has security camera pictures and videos.



**Report incidents to:
Stafford County Sheriff's
non-emergency number
540-658-4400**





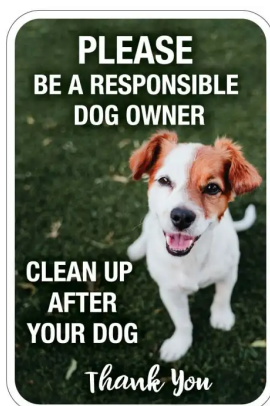
Home Sales

Spring Lake Farm is a highly sought after community with average home sales in the mid to upper \$500,000s.

High demand can be attributed to:

- Small established community without through traffic
- Good schools
- Sidewalks
- Well maintained homes (thank you SLF HOA)
- Low annual homeowners dues (\$220 per year)
- A community that cares

Dog Owners



It is the right thing to do and its the law.

HOA Board Elections

The **HOA Board requires a minimum of three Directors/officers**. At the Annual Meeting we nominate/elect Directors -- **we welcome new, interested members and/or volunteers**. Opportunities include - Assisting with the Architectural Control Committee, the Welcoming Committee, developing/ maintaining an electronic newsletter, or coordinating volunteers for special projects and events through the year.

Having volunteers for Board members and HOA activities precludes the cost, and larger annual assessments, of a management company. Serving **requires some commitment of time**, but isn't overly taxing; volunteering is a shared responsibility of all. We welcome new/additional Board members to provide continuity as existing officer's transition.

The HOA Board **meets at least 6 times annually** for the administration of HOA actions and requirements. HOA Board members: manage and coordinate the business interests of the community for state and county requirements; ensure home / homeowner compliance to the bylaws of the HOA charter; determine and vote on funding of HOA projects, events, and community expenses; and initiate projects for common areas/the community.

We look forward to seeing you at the Annual Meeting on October 23rd at 7:30pm!

2025 Annual Meeting

Summit Presbyterian Church

Thursday, October 23rd

Starts at 7:30 pm



NEW "PRIVATE" FACEBOOK GROUP

To sign up, send an email (subject line: FB Group) with your name and house number to:

board@springlakefarm.org



Scheduled

Hang Holiday Lights

- December 6th, 9-1030
- Donuts and coffee provided

Take Down Holiday Lights

- January 10th, 9-1030
- Donuts and coffee provided

Planned for 2026

- Spring Clean Up (April)
- Spring Yard Sale (Early May)
- End of School Extravaganza (Last day of school)
- Annual Dues!!! (July)
- Fall Yard Sale (September)
- Annual Home Owners Meeting (October)
- Hang Holiday Lights (December)
- Take Down Holiday Lights (January)

Architectural Control Notices

Article VIII Restrictive Covenants reflect the common **commitment we've made to one another** regarding the basic appearance in our community. Please help and address these proactively - the **most common home maintenance issues are:**

- **Not maintaining wood trim** around windows/doors/garage (typically painting, or repair of rotted wood).
- **Garbage totes maintained in public view** (must be out of view, other than trash collection days). Other than collection days they must be stored in garages, behind fences, or otherwise fully blocked from front/street view by fulsome landscaping or approved screening.
- **Power washing siding/home/gutters** (typically the side(s) that the sun shines on the least).
- Faded paint on shutters.
- **Painting the brick/concrete foundation** of the house (when the paint has chipped/faded away).
- **Trailers/boats/campers/larger work vehicles/non-personal automobiles** cannot be parked forward of the home (must be in garages or stored elsewhere).
- **Clear sidewalk passage** (i.e., trimming shrubs or limbs for unimpeded passage on our sidewalks).
- Inoperable **exterior light posts/lights at home fronts** (maintain this unique community feature).
- **Maintenance of yard** (removing grass growing over/out of the curb, concrete aprons, and sidewalks, bushes/trees/grass needing cut, dead lawns, trimming around mailboxes/garden beds/perimeter of house).
- **Signs in the yard** (typically around election time) - only temporary real estate signs (sale/rent) are allowed.
- **Inoperable/unlicensed vehicles** in the community.

**Have an idea for a community event? Send event ideas to the HOA Board email-
board@springlakefarm.org**



Project Spotlight:

Erosion Control and Landscaping

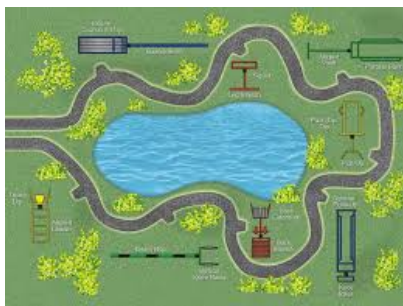
The Spring Lake Farm HOA is lucky to have a diversely talented board to include a civil engineer!! What happens when an engineer and a landscaping enthusiast with a penchant for botany have garage beers...

Completed Projects

- Playground Mulch Refresh (April)
- Repaired and Painted damaged Park Picnic Tables (May)
- Erosion Control Retaining Wall (May)
- New Landscaping (June)

Future Project Ideas

- Circuit exercise stations around the pond



- Check dam at the dry pond drainage culvert
- New website (technical expertise needed for this one!)



... Erosion control that is effective and beautiful!!



Have an idea for a community project? Send ideas to the HOA Board email- board@springlakefarm.org