

The Good Neighbor

October-December 2006

Visit our website:
WWW.NORTHCARROLLFARMSHOA.ORG

Volume 1, issue 3

A Message from your HOA President

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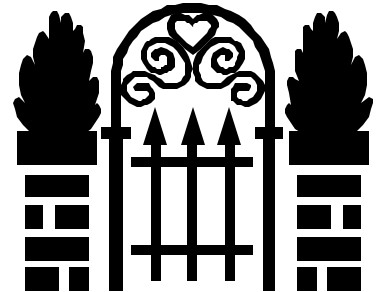
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Hello neighbors! I just wanted to take this opportunity to put out a few things since taking over a few months ago. I would like to start by sending out a personal Thank You to all of those folks who submitted the appropriate paperwork for your summertime projects. Because of your efforts, our neighborhood continues to evolve into one of the most beautiful and desired communities in Hampstead. I would also like to take a moment to Thank Ray Baker for all of his hard work on our new community bulletin signs. Ray put in alot of personal time and effort in building them and saved us quite a bit of money in doing so. He couldn't have done it without the help of Mr.

Mike Cutler, Mr. Henry Herr, and Mr. David Jackson. We have received many compliments on the signs. Thanks alot for your help guys!

Since our annual meeting held in May, your HOA Board of Directors have continued working hard to ensure our community's success. A great example of such success was our summer BBQ. Cara Roberts did a great job planning that event with her Social Committee. The community came together and had a great time. Be sure to keep an eye out for what events Cara has planned over the next few months.

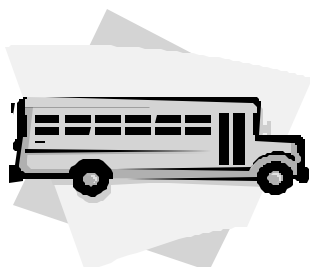
Lastly, I would like to finish up with just a few reminders. It is the responsibility of each and every homeowner to properly take care of their yards. Please



take the time to do so. Also, if you visit our tot lot, please be sure to take all of your trash with you. We want to keep that area safe and clean for our children.

In closing, I would like to encourage all of you to get involved. We are always seeking input for various ongoing projects and we could always use help with things like event planning and newsletter input, etc. Thanks for your time and I wish you all a great Holiday Season!

- Chris Harper



School is back
in session.

PLEASE
WATCH YOUR
SPEED!!!

Architectural Committee Report

We hope you found our guideline booklet sent out with the last newsletter helpful. For your convenience we have also posted a copy on the North Carroll Farm's website. Also, should you have any questions you can email us at northcarrollfarm-sarchcomm@hotmail.com.

Please remember to submit for and obtain approval BEFORE work is started.

On another note please keep property neat and clean. We have received several complaints regarding lawns not being mowed, many newspapers being left in front

yards and trash (such as soda cans) being left throughout the community. Please keep our community clean by mowing your lawn, picking up newspapers and trash that is on your property.

Pumpkin Decorating for All Ages

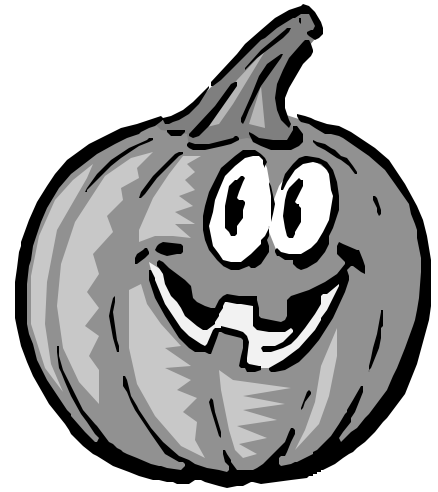
The social committee will be sponsoring a fall activity for all ages. We will be meeting on Sunday, October 22nd to decorate our pumpkins, drink cider, and munch on apples. The event will take place on the basketball courts at 10:30 a.m.

If you wish to participate please bring your own pumpkin(s) of any size. We are going to paint/ decorate our pumpkins so that they can be on display at your home in time for Halloween.

The social committee will be providing the paint, art supplies, cider, and apples. Please make sure you bring your pumpkin(s). To ensure we have enough supplies for everyone, please RSVP to Cara Roberts by Sunday, October 15th via email at:

cararoberts@adelphia.net

We would love to see everyone there. It's a great way to enjoy the nice fall weather, spend some quality time with your kids, meet some new neighbors, and get geared up for the holiday season!



If you're interested in helping out just email Cara.

A Big Thanks!

We would like to thank two of our local restaurants for their donating gift certificates for our annual BBQ.

Applebee's and Greenmount Station are great family restaurants right in our backyard and have supported us on more than one occasion.



We truly appreciate their support and involvement in helping make our neighborhood part of the community. Please stop by and enjoy a great meal at one of these fine establishments!

North Carroll Farms Golf Tournament

The HOA is planning a golf tournament at Oakmont Green Golf Course in the spring of 2007. If you're interested in participating, please email Cara Roberts. cararoberts@adelphia.net More details to follow in the January-newsletter.



Community Swimming Pool

At our summer BBQ there was some interest expressed in a community pool. However, we would like to see if there is a greater interest throughout the community. If you have thoughts or ideas, please email Chris Harper via our website.



Our HOA Budget



Annual Review

The review of our 2005 Financial Statements and backup by Norris & Associates is now complete. I am happy to report they did not have any discrepancies or concerns and found everything to be in good order. Shortly you will be receiving a copy of the full report from Norris & Associates via mail. The full report will also be made available on the NCF Website.

Planning for the future

In an effort to increase the earnings of our reserve funds, and in accordance with our by-laws, we have placed \$20,000 in a FDIC insured CD. The CD will yield 5.5% over the next 13 months. We continue to look for other like investments to place additional funds in an effort to ensure the community is prepared for any major expenses in the future.

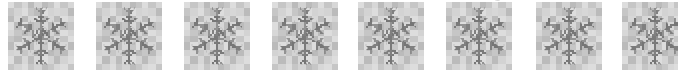
2007 Budget

A preliminary 2007 budget has been prepared by the NCF HOA Board members. It will be posted to the NCF Website shortly for your review.

If you should have any questions please feel free to email me at northcarrollfarmshoa@hotmail.com.



Christmas Decorating Contest



We know its hard to believe that we're already talking about Christmas, but believe it or not the holiday season is right around the corner. This year the social committee will be judging to see which houses in our development have the best holiday decorations. The judging will take place on December 17th, so you have plenty of time to get your decorations up and beautiful.

We will be posting the winners in the January issue and each winner will receive a prize. We will be picking a 1st, 2nd, and 3rd place winner. We're looking for creativity, beauty, and the true holiday spirit. You will be notified if you are a winner right around the Christmas holiday. It would be great if everyone in our community could decorate in some way for the

holiday season so that our children could really enjoy riding down our road and getting excited about the beautiful lights and the holidays. Good luck and have fun! Make it a family affair.

You're Invited: HOA Meetings

We would like to remind everyone in the community that our monthly Homeowner's meetings are held at the Hampstead Town Hall on the first Monday of every month at 6:30 p.m. This meeting is open to anyone that lives in North Carroll Farms and we encourage you to come.

At the meetings we typically discuss our budget, land/architectural issues, social events, and any unforeseen issues that may occur .

This is a place where you can express your voice and help make our neighborhood become what you would like it to be. We look forward to seeing you and hearing your great ideas!

Meeting Schedule:

October 16
November 6
December 4
January TBA
February 5

Please keep your eye on our website for the latest community news
WWW.NORTHCARROLLFARMSHOA.ORG

Visit our website:
WWW.NORTHCARROLLFARMSHOA.ORG

North Carroll Farms Homeowner's
 Association
 P.O. Box 367
 Hampstead, MD 21074

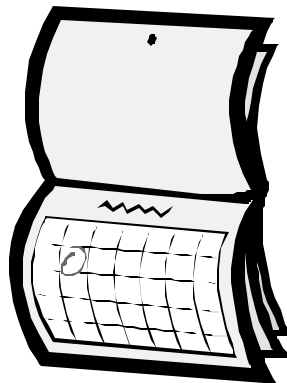
Mailing Address Line 1
 Mailing Address Line 2
 Mailing Address Line 3
 Mailing Address Line 4
 Mailing Address Line 5

Attention All Home Owners!

We are still trying to make the Homeowner's Association more efficient we are asking that if you would like to receive your newsletter via email that you please email us your name, address, and email address to **www.northcarrollfarmshoa@hotmail.com**. You will be notified when the newsletter is available to view on our website via email along with the highlights of that edition. You will still receive the newsletter through the mail if we do not receive your information. We hope that many of you will take advantage of not receiving another piece of paper mail.

Mark Your Calendar...

- October 21** Bulk Trash Pick Up
- October 22** Pumpkin Decorating @ 10:30 on basketball courts
- October 31** Halloween ;Trick or treating 6-8 p.m. to those houses with lights on!
- October 29** Daylight Savings: Turn your clocks back!
- November 27-** LAST Yard Waste Pick-up for the year.
- December 1-**Holiday Park Lighting and Mayor Shoemaker riding on a fire truck with Santa
- December 17-**Neighborhood Holiday Decorating Contest Judged



Remember to pick up trash in the neighborhood and be courteous of your neighbor's yard and property. Having a good neighbor could also mean making a new friend!

Megan Friia lives in the neighborhood is interested in babysitting for kids that live in the area. If you're in need of a babysitter, give Megan a call at 410-239-3921.

Did you know that you must obtain approval from the Architectural Committee if you wish to change the color of your front door and shutters? Any questions please contact the committee at Northcarrollfarmsarch-comm@hotmail.com.

Don't forget if you wish to get your newsletter via email instead of a paper copy email Cara Roberts at cararoberts@adelphia.net.

Supper Club

Joyce and Ron Williams are continuing with their Supper Club and if you're someone who loves to get together, cook, try new foods, drink good wine or beer and have a some fun call 443.507.0356.