

# The Good Neighbor

December 2007



**Calendar of Events:**

- ◆ Decorating Contest Judging - 23 December
- ◆ Christmas Tree Pick-up - 7 & 14 January
- ◆ Board Meetings - 1st Monday of every month (Town Hall)

**SCHOOL IS IN SESSION**  
**PLEASE WATCH YOUR SPEED!!!**

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**The Homeowners Association would like to wish you and your family Happy Holidays and hope everyone has a great and safe New Year!!!**



**A MESSAGE FROM THE HOA PRESIDENT**

Good Day neighbors! As I drive through our neighborhood during this time of the year, I am reminded exactly why I am glad my wife and I chose to live here. All of the houses are so festively decorated and people just seem so happy! As always with the holidays, things tend to get pretty hectic and folks have a tendency to get rushed. I ask that you all please be careful out and about throughout this busy time of the year and especially when within our community.

With the holiday also comes the winter season and we all should be mindful of the weather and what our obligations are under the town's ordinances. That said, I have included a portion of the Town's Newsletter which addresses various aspects of snow removal and the town's policies. "The Town of Hampstead maintains its roads including plowing snow. Unfortunately, when we plow, we sometimes push the snow into your driveway. With nearly 20 miles of road in Hampstead, our priority is keeping the roadways passable. We know it's frustrating to find a snow berm at the end of your driveway, but

this is the unavoidable result of snow-plowing. When you clear your driveway, please DO NOT throw the snow into the street. This creates a hazard to drivers. Property owners are responsible for sidewalks. For the safety of pedestrians (including children), we ask you to remove snow from your sidewalk. By Town Code, property owners must clear their sidewalks of snow within six hours after the snow stops falling. If it snows overnight, snow should be cleared before 10:00 a.m. the following morning. When sidewalks are not cleared, the Town may be forced to hire a professional firm to remedy the situation... and then bill the property owner.

Please park in your driveway (if available) during any snow event. This helps us do a better job of plowing the streets. During a snow event, parking is prohibited in cul-de-sacs. During Phase One of the Emergency Snow Plan, cars may not be parked on the side of the street on which blue snowflake signs are placed. To realize our goal of keeping the streets safe and passable, we need your help."

**Visit [www.northcarrollfarmshoa.org](http://www.northcarrollfarmshoa.org) or email [Northcarrollfarmshoa@hotmail.com](mailto:Northcarrollfarmshoa@hotmail.com) for questions !**

## HOA Meetings, You're Invited...

We would like to remind everyone in the community that our monthly Homeowner's Association 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 attend. At the meetings we typically discuss our budget, land / architectural issues, social events, and any current issues at hand.

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!

**NOTE: Meetings may be held on an alternate date due to holidays.**



### **Meeting Schedule:**

January 7th, 2008  
February 4th, 2008  
March 3rd, 2008  
April 7th, 2008  
May 5th, 2008

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### **Christmas Decorating Contest**

Once again 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 22nd. We will be selecting 1st, 2nd, and 3rd place winners. All winners will receive a prize and will be posted on our website. We're looking for creativity, beauty, and the true holiday spirit.



### **NCF 2nd Annual Golf Tournament**

The HOA has started planning our 2nd annual golf tournament at Oakmont Green Golf Course on April 25th, 2008 @ 730 a.m. If you're interested in participating, please reserve your spot now by emailing Cara Roberts. [cararoberts@adelphia.net](mailto:cararoberts@adelphia.net) More details to follow on our website and separate mailings.

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### **\*\*\* Neighborly Reminders \*\*\***

We continue to receive many emails with concerns and/or complaints from our home owners. Below is a list provided with some of our "neighborly" reminders ...

- ◆ **Parking** We all have parking spaces that are part of our home. Please use them first and leave the streets and visitor spaces for our guests. Do not use access roads for parking your vehicles. The HOA is looking into placing NO PARKING signs on those roads and having the local tow company enforce it for us. Also, if you are bringing home a work vehicle, please park it in your driveway, allotted space, or in front of "your" home.
- ◆ **Trash / Yard Waste:** Please ensure all trash is properly disposed of. This includes newspapers and other debris that may accumulate in your yards. Trash pick-up is on Fridays, so please do not put your trash cans out until Thursday evening and retrieve your cans as soon as possible on Friday. The last yard waste pick-up was on 26 November. Please refrain from placing your yard waste bags out on Mondays until yard waste pick-up resumes this spring. Please check Carroll County and Town websites prior to putting out your bulk trash. Certain items are prohibited and will not be picked up.
- ◆ **Forest Conservation:** New forest conservation signs have been posted around the wooded common areas in our community. The HOA was required by Carroll County to place the signs in accordance with Chapter 115 of the Code of Public Local Laws and Ordinances. It has come to our attention that some of the homeowners who live adjacent to these areas have been removing the signs and throwing them into the woods. This is vandalism and violators can and will be prosecuted under Town/County Law. Please leave these signs where they are.

# Special Architectural Report

## ***Have you checked your home for RADON?***

This Fall I had been chatting with several neighbors in the community and learned they had found a high concentration of Radon Gas in their homes. I did some research on my own and learned Radon is the second leading cause of lung cancer in the United States today. It is very easy to prevent Radon from affecting your family but you need to act now. Please read the information below and decide what actions you need to take to protect your loved ones.

## ***Where is it found?***

Radon is a gas found in soil and rocks. It can enter our home through cracks and gaps in the foundation walls and basement floors. Radon can also be found in well water and can occasionally come from building materials. The amount of radon in the air is measured in pico curies per liter or "pCi/L." Indoor levels can match outdoor levels (about .7 pCi/L) or measure hundreds of times higher than the EPA's action level of 4 pCi/L. Radon problems have been identified in almost every state, with the highest amounts measured in Pennsylvania, New Jersey, **Maryland**, Maine, Florida, New York, Colorado, Tennessee and Montana.

## ***What are the health affects?***

Radon gas contains radioactive particles that can get trapped in your lungs when you breathe. These particles release small bursts of energy that can damage lung tissue and lead to lung cancer.

Although some scientists dispute the precise number of deaths caused by radon, ALL major health organizations including the American Lung Association, the Centers for Disease Control, and the American Medical Association agree with the estimates that radon causes thousands of preventable lung cancer deaths every year. In fact, the Surgeon General has warned that radon is the **second leading cause of lung cancer in the United States today**. Only smoking causes more lung cancer deaths. If you smoke and your home has high levels of radon, your risk of lung cancer is especially high.

## ***What to do?***

The first thing you need to do is to obtain a short term test kit from your local home improvement center. The kits in the store generally run about \$20.00. You can also mail away Alpha Energy Laboratories 2501 Mayes Rd, Suite 100, Carrollton, TX 75006 (877) 795-1000 and obtain the kit for about \$10.00.

When your test is complete the lab will send you the results with recommendations as to what you need to do (if anything) to protect your family from this major health risk. If you need to have a system installed to remove Radon from your home it can cost anywhere from \$800.00 to \$2000.00.

## ***My test results...***

I did a short term test and was surprised to find that I have high levels of Radon in my home as well. I am currently looking into having someone install a system in my home to remove Radon from my home. It is a good bet that a vast majority of the homeowners in North Carroll Farms will need to do something to lower the amount of Radon gas. For your piece of mind I highly recommend you do a test just to be sure you and your loved ones are protected.

NORTH CARROLL FARMS  
HOMEOWNER'S ASSOCIATION  
P.O. BOX 367  
HAMPSTEAD, MD 21074

***"Let Us Know"***

***How do you like to receive this newsletter?***

***Do you prefer email only?***

***Would you rather have a hard copy mailed to you?***

***Do you want both?***

***Let us know so that we can make sure we deliver the newsletter in the most convenient way for you.***

***[www.northcarrollfarmshoa.org](http://www.northcarrollfarmshoa.org)***  
***[Northcarrollfarmshoa@hotmail.com](mailto:Northcarrollfarmshoa@hotmail.com)***

***The HOA is soliciting input for the development of the open land located next to the second basketball court. Some ideas presented have been a baseball field, soccer nets, community pool and a pavilion and BBQ pits for use by the community. If you have a suggestion or a favorite from above, please let us know via our website or email.***

***2008 Dues Notices will be mailed in January. Please pay your dues as soon as possible to avoid late charges, etc. If you have special circumstances, please contact the HOA via our website.***

***Not enough room for both your cars in your "two-car" garage?***

***Is your garage just another storage room for all your extra junk?***

***Are you "sick" of having to climb over boxes and buckets to get to your lawnmower?***

***If you have answered "yes" to any of these questions, we have the perfect medicine!***



**GARAGE DOCTOR LLC**

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**\*\*\* Call Now for special community discounts \*\*\***