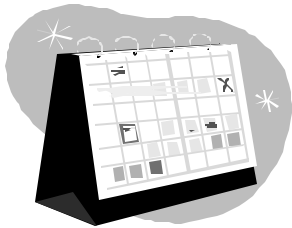


The Good Neighbor

April 2008



Calendar of Events:

- ◆ Yard waste pick-up - 07 April
- ◆ Golf Tournament - 25 April
- ◆ Annual Meeting - 05 May
- ◆ Hampstead Day - 24 May
- ◆ Board Meetings – 1st
Monday of every month
(Town Hall)

NICE
WEATHER
MEANS MORE
CHILDREN
PLAYING

**PLEASE
WATCH YOUR
SPEED!!!**

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Mark Your Calendars! NCF ANNUAL HOA MEETING

Monday, May 5th, 2007

7 P.M. @ Hampstead Town Hall

What will happen at the meeting?

- ◆ Meet your neighbors!
- ◆ Vote on new board members!
- ◆ Get the scoop on current commercial development and a status of the Hampstead Bypass from our Town Manager, Mr. Ken Decker!
- ◆ Find out what your HOA has been up to the past year!
- ◆ Your opportunity to discuss questions and/or share comments with your community!

Are you interested in serving on the board?

This year there are THREE board positions open.

If you care about the community and have a few spare hours, nominate yourself to be on the ballot on May 7th. You can email us at Northcarrollfarmshoa@hotmail.com with your nomination or mail your information to:

NCF HOA, P.O. Box 367, Hampstead, MD 21074.

Please ensure your name, address, and phone number are listed in your nomination. You must be present at the meeting on May 5th in order to run. Nominations must be received no later than April 30th.

Visit www.northcarrollfarmshoa.org or email
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 opinions 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:

May 5th, 2008
June 2nd, 2008
July 7th, 2008
August 4th, 2008
September 8th, 2008

We would like to remind you that most outdoor projects require the approval of the Architectural Committee BEFORE work is started. To assist you, we have posted the Architectural Modification Form on our website. Should you have any unanswered questions you can email us at Northcarrollfarmsarchcomm@hotmail.com. Remember to allow several weeks for your approval, as the committee does not meet weekly. Our current turn around time is normally less than two weeks.



ARCHITECTURAL COMMITTEE REMINDER

If you have projects that you have completed but have not been approved, you still need to submit an Architectural Modification Form and have your work approved. By keeping our community compliant and looking nice we all benefit with increasing home values and making it just a great place to live and raise our families. So, if you are contemplating building a deck or fence, installing a pool or a large flagpole or just doing some landscaping, please send in your request and have it approved BEFORE you begin.

***** 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 first yard waste pick-up is on 07 April. Please ensure you use large "kraft" style paper bags for placing your yard waste out on Mondays. 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.

2007 NCF Golf Tournament

North Carroll Farms will be hosting its Second Annual Golf Tournament at Oakmont Green Golf Course on Friday, April 25th at 7:30 a.m. We are inviting you and your friends to come join in on the fun. This will be a fun-filled day starting off with a continental breakfast , then teeing off for 18 holes of golf and ending the day at the clubhouse for lunch and a chance to take home several door prizes. The cost for this tournament will be \$65 per person. This tournament is open to anyone who wishes to participate and is **not** limited to North Carroll Farm residents. There will be teams of four, however, if you cannot find a foursome and would still would like to play, we will pair you up with another incomplete team.

Since this is a big event to plan for and we have to have a minimum number of golfers required, we are asking that you please complete the registration form below and return it to Cara Roberts at 4240 Barn Raisers Drive. All proceeds will be donated to the Hampstead Volunteer Fire Department.

NOTE: Please make checks payable to North Carroll Farms.

Please cut along dotted line and return the bottom portion only.

There's still room for your foursome !!!

() Yes, I'm interested in participating.

TEAM MEMBERS

Contact Information:

Name:

Player #1: _____

Phone #: _____

Phone #:

Player #2: _____

Phone #: _____

() Let's tee off! Put my team down to play **AND** I have included \$65 per person on my team.

Player #3: _____

Phone #: _____

Player #4: _____

Phone #: _____

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
Northcarrollfarmshoa@hotmail.com

Community Call

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 with 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.



Supper Club

If you're someone who loves to get together to cook, try new foods, drink good wine or have a cold beer and have a some fun, Ron & Joyce Williams are continuing to coordinate our community Supper Club.

***If interested call
443-507-0356***