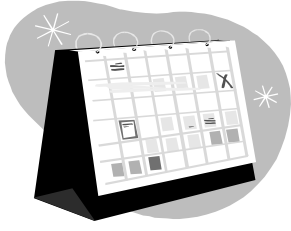


The Good Neighbor

June 2008



Calendar of Events

- ◆ Jun 14th - Yard Sale
8am - 2pm
- ◆ Jul 7th - Board Meeting @
Town Hall, 6:30pm
- ◆ Jul 19th - Bulk Trash
- ◆ Aug 4th - Board Meeting @
Town Hall, 6:30pm
- ◆ Sep 8th - Board Meeting @
Town Hall, 6:30pm
- ◆ Sep 20th - Community
Picnic, 2pm

NICE
WEATHER
MEANS MORE
CHILDREN
PLAYING

PLEASE
WATCH YOUR
SPEED!!!

Inside this issue:

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COMMUNITY YARD SALE

SATURDAY, JUNE 14th 8am - 2pm

Advertising in the *CARROLL COUNTY TIMES* provided by the Homeowners Association

Please email us at our website if you will be participating so we can place signs directing buyers to you!!!!

A MESSAGE FROM THE HOA PRESIDENT

Greetings Neighbors! My name is Ray Baker and I was elected to serve as your HOA President for the up coming year. I am very lucky to be working with and having the support of six very talented board members who I'd like to introduce to you.

Ron Williams will continue to serve as our Vice President. Ron did a fantastic job last year and will start this term out with a full plate by chairing our "open space committee". You will read more about that in this issue. We need all the input we can get , so if you would like serve on this committee or provide some ideas, please contact Ron!

Jeff Lawson is one of our new board members and will serve as Treasurer. Jeff is an experienced CPA and a great addition to our team. He will work hard to keep our financial house in order. His is currently looking at new ways to invest our reserves safely while maximizing our returns.

Matt Muller, another new board member, will be the HOA Secretary. Matt has lived in our community less then a year but has jumped in with both feet. Matt is a member of the Architectural Committee as well. Matt brings a fresh new perspective to the board.

Andre Davis returns to the board as our Architectural Chair, a position he has held before. We are glad to have him serve again and know he will do a fantastic job. Andre has already organized his team and is dedicated to keep our community looking beautiful.

Gary Armstrong will once again serve as our Land Use Chair. Gary has served on the HOA board longer than any other board member and I commend him for his hard work and service. Gary is responsible for keeping our open space maintained and does a great job!

Last but not least, Lisa Baker, who will serve as our Social Committee Chair. For the last several years Lisa has done a great job as our Treasurer. She is excited to change positions and looking forward to forming her committee and planning fun events for

(Continued on page 2)

Visit www.northcarrollfarmshoa.org or email Northcarrollfarmshoa@hotmail.com for questions !

Message from the President (Continued from page 1)

the entire community. Please contact Lisa with your ideas; I know she'd love to hear from you!

As you can see from above we have a great team who have already rolled up their sleeves and began working hard to tackle issues and make our community an even better place to live and raise a family. As with anything else in life you only get what you put into something. I encourage everyone to get involved. Please attend our meetings and events. Please let us know what ideas, issues or concerns you may have. We can't solve a problem or plan an event if you are the only one that knows about it!

Finally I would like to thank three people who over the last several years help make NCF's what it is today; Chris Harper, Cara Roberts and Laura Billings. All three worked extremely hard for our community and this association. The Harpers and The Roberts recently move and we wish them our very best. I am happy to report Laura and her "growing" family is still with us and will continue to be our webmaster and serve on the social committee. We are lucky to have her.

Thanks for your time and PLEASE drive safely as it is summer time and children are at play.

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. You don't have to wait for the annual meeting. 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:

July 7th, 2008
August 4th, 2008
September 8th, 2008
October 6th, 2008

A MESSAGE FROM THE VICE PRESIDENT...

Greetings Neighbors,

Entering my 2nd year as the Vice-President of the NCF Homeowners' Association, the position has proven interesting. Different than the more routine Directors' positions, the Vice President handles those "one-time" issues and projects. Most recently, I have worked to secure a new legal team for the Association, as well as selecting the contractor for the recent townhouse blacktop and curb painting activity.

Going forward, I will be heading up an Exploratory Open Space Committee to study the suggestions for the use of our remaining common grounds. I would like to invite any interested residents (including any aspiring Engineers!), to participate on this committee. I anticipate that the committee will transition from the project selection phase, all the way to project completion. Tasks to include but are certainly not limited to, project selection, location, size, color scheme, construction material selection, required permits, contractor selection, usage and liabilities, etc... I would like to host an introductory meeting on Tuesday, July 1st, 2008 at 7:30pm. Those interested can send me a message at rl.williams@ngc.com.

Sincerely,

Ron Williams

VP NCF Homeowners' Association



ANNUAL NEIGHBORHOOD PICNIC

SATURDAY, SEP 20TH, 2pm til



TO BE HELD IN THE COMMON AREA NEXT TO TOT LOT

VOLUNTEERS NEEDED FOR PLANNING—PLEASE EMAIL LISA BAKER (lbaker940@aol.com)

LOOKING FOR NEW IDEAS!!!!!!!!!!!!!!

The HOA will be supplying the hamburgers, hot dogs, and drinks. We will also be providing some special treats for the kids to enjoy. Please reply with the number of people that will be attending the picnic so that we can buy food accordingly. We are also asking that if you would like to bring something, that it either be a side dish or a dessert. This is a great way to meet your neighbors and have a day of fun with your family. We had a great turn-out last year and everyone really enjoyed themselves.



Reply to Lisa Baker (lbaker940@aol.com)
by September 1st

**MOON
BOUNCE**

*We look forward to
seeing you all there!*

MUSIC



BULK TRASH - SATURDAY, JULY 14TH

REMINDER : THE ITEMS BELOW WILL NOT BE PICKED UP



- * Tires * Paint * Engines * Hazardous materials * Construction waste *
- * Any appliance that contains Freon *

*** Neighborly Reminders ***

- ◆ **Parking:** No Parking signs have been installed for the ingress and egress roads of the townhomes. This has been done for the safety of our community ensuring that emergency responders will have easy access to the rear of the townhomes. Violators will be towed to Green's Garage at the OWNERS expense.
- ◆ **Trash / Yard Waste:** Please dispose of all trash properly. 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. Yard waste is to be placed at the curb Sunday evening for Monday pick-up. "Kraft" style paper bags ONLY.
- ◆ **Common Grounds:** There is NO dumping of yard waste, dirt, sod, construction material etc. on HOA common grounds. If you are having a company do work for you make sure they are aware of this as well. These items must be hauled away and disposed of properly and NOT on HOA property.
- ◆ **Weed Spraying:** The HOA will be spraying for weeds in the parking areas behind the town homes in the upcoming weeks. This is being done to make sure the weeds do not shorten the life the blacktop. An exact date has not been decided but the date will be posted on the entrance signs to our community. Please keep a lookout for the date.

ARCHITECTURAL COMMITTEE

Greeting of North Carroll Farms. My name is Andre Davis and I'm the new Architectural Chairperson. My committee members and I are committed to keeping our community a beautiful place to live and work.

There are several by-law pages concerning external improvements to your homes that you need to know. These by-laws address issues from construction of decks to types of vehicles not authorized to park in our community. The rule of thumb is to complete an Architectural Modification Form BEFORE you change anything external to your home.

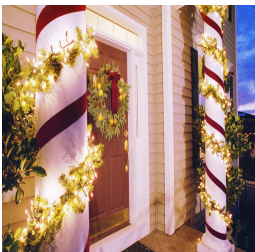
If you have any questions, you can access the form, see guidelines and the link to our committee on our website: northcarrollfarmshoa.org. For the sake of improving our communications, you can reach me for architectural emergencies at 443-621-8069. Otherwise, send your emails to northcarrollfarmsarcomm@hotmail.com and you will be contacted promptly.

Thanks for helping to keep this the best community in Hampstead.

2007 Holiday Decorating Contest

BETTER LATE THEN NEVER!!!!!!!!!!!!

THE WINNERS OF THE HOLIDAY DECORATING CONTEST WERE...



4253 Flail Drive
1754 Upper Forde
4020 Sharecropper
1804 Lower Forty

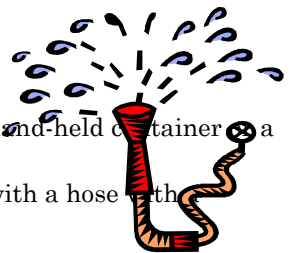


WATER RESTRICTIONS IN HAMPSTEAD

Effective April 1, 2008, the Town of Hampstead has instituted a water ban.

Water provided by the Town of Hampstead to its water customers may not be used to:

1. Water or irrigate lawns, gardens, trees, shrubbery or other vegetation except by using a hand-held container or a hose with a spring-loaded/automatic shutoff where such hose is continuously attended.
2. Wash automobiles, trucks, trailers, boats, motor bikes, campers or other vehicles except with a hose with a spring-loaded/automatic shutoff and where such hose is continuously attended.
3. Fill decorative ponds or fountains.
4. Fill swimming pools, hot tubs, wading pools or other similar structures.



Offenders will receive a verbal or written warning. A second offense will result in a \$25 fine, a third offense will result in a \$100 fine, a fourth offense will result in a \$250 fine and a fifth offense will result in termination of service. Non-payment of fines will also result in termination of service.

For further information, go to <http://www.townofhampstead.us/news.htm>.

This article was submitted by Jeff Lawson, new HOA Treasurer, to help homeowners with ways to plan & save money on summer vacations.

Planning an affordable family vacation



Money Management

Monthly financial
advice

from the MACPA

For release: May 2008

With the end of the school year fast approaching, many families are beginning to plan their summer vacations. Travel expenses can take a big bite out of your budget, but there are many ways to make your vacation dollar go further.

Search for deals

Don't miss out on the many online opportunities to find great bargains. You can use online travel sites to search for the lowest airfare, hotel rates, and car rental, as well as entertainment deals. It's a good idea to check specific airline sites, too, because they may be advertising specials that aren't included on the bargain sites.

Pick the package

Before booking any segment of your trip, check out packages available from airlines or hotel chains. It's often possible to find low-priced packages that include both hotel and airfare, and admission to local attractions, as well. However, remember that packages may not always be the cheapest deals. Examine the details and make sure that what you're getting is worth what you're paying.

Be flexible

Uncertain exactly where you'd like to go? Then plan your trip around the best deals available. Sites that specialize in low-cost travel usually advertise specials to certain locations, as do many airlines. If the location sounds like somewhere you'd enjoy exploring, you could save a great deal on your trip.

Choose a destination location

Want to save money during your vacation on gasoline and admission costs for various attractions? Pick a hotel that has a pool, playground, nearby hiking or other on-property activities. In addition, many hotels offer suites with their own kitchens. While these may cost more than regular rooms, the savings on restaurants may more than offset the higher price.

NORTH CARROLL FARMS
HOEOWNER'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



WE NEED YOU!!!!!!!!!!

Please attend one or both of these meetings. We need your input and ideas.

SOCIAL COMMITTEE

MEETING, THURSDAY, JUNE 12th at 7:30pm

R.S.V.P. to Lisa Baker—lbaker940@aol.com or call 410-239-3921

EXPLORATORY OPEN SPACE COMMITTEE

MEETING, TUESDAY, JULY 1st at 7:30pm

R.S.V.P. to Ron Williams—rlwilliams@ngc.com or call 443-507-0356