

The Good Neighbor

November 2008



Calendar of Events:

- ◆ Nov 25th - Town of Hampstead Planning & Zoning mtg
- ◆ Dec 1st - Board Meeting @ Town Hall, 6:30pm
- ◆ Dec 19th - Holiday decorating contest
- ◆ Jan 5th - Board Meeting @ Town Hall, 6:30pm
- ◆ Jan 20th - Annual Dues notices mailed
- ◆ Feb 2nd - Board Meeting @ Town Hall, 6:30pm
- ◆ Feb 28th - ANNUAL DUES PAYMENT DUE
- ◆ Mar 2nd - Board Meeting @ Town Hall, 6:30pm



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HAPPY HOLIDAYS!!!

TOWN OF HAMPSTEAD PLANNING & ZONING MEETING

TUESDAY, NOVEMBER 25TH @ TOWN HALL, 7pm

This meeting is the final hurdle in obtaining a Building Permit to begin construction on our pavilion to be located in the HOA open space across from the basketball court. We encourage all neighbors to attend!!

HOA BOARD MEETING

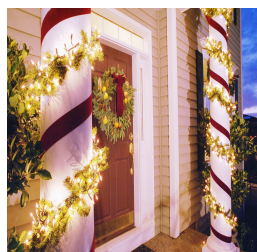
DISCUSSION POINT: 2009 BUDGET

MONDAY, DECEMBER 1st @ TOWN HALL, 6:30pm

This is your opportunity to see how your dues money is allocated for 2009, offer suggestions and ask any questions you may have.

IT'S THAT TIME OF YEAR....

2008 Holiday Contest



BREAK OUT THE DECORATIONS!!!



We are looking for the 3 best decorated homes in North Carroll Farms

Judging to take place on Dec 19th - visit our website to see who the winners are!

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

A MESSAGE FROM THE HOA PRESIDENT

Greeting Neighbors!

Wow can you believe it....the holiday season is here! It is one of my favorite times of the year! I know 2008 has been a tough year for some of us however we as a community have a lot to be thankful for. We are very lucky as we do not have many of the issues that other communities have such as vandalism, petty crime and homes in disrepair. Our neighbors take pride and very good care of their homes. All things considered we are truly blessed here at NCF's.

As many of you are aware there is a Hampstead Planning and Zoning meeting on Tuesday November 25th at 7pm at town hall where final approval will be decided as to whether we can build our pavilion. While we have overwhelming support for this project, it is important for all supporters and those opposing to attend this meeting. This is your chance to be heard by the Planning and Zoning Board.

On December 1st at 6:30 pm we will be holding our regular monthly board meeting. I bring this meeting to your attention because we will be discussing and voting on the HOA budget for 2009. We welcome your input and this is a great opportunity to see how your annual dues are allocated.

With winter fast approaching I'd like to review who is responsible for snow removal and where. If you live on a street that has a green street sign (i.e. Upper Forde lane, Farm Words Road etc) the town will plow your street. If you live on a common driveway that has a white street sign you are responsible for plowing you own common driveway (as this is private property). The HOA maintains the access roads leading to and from the townhomes, the parking lot behind the town homes (not to include parking places owned by townhome owners), as well as the parking area by the basketball courts. These areas are owned by the HOA, not the Town of Hampstead. The HOA does not pay for the plowing of any non HOA owned property. As is required by the Town of Hampstead, all homeowners are responsible for clearing the sidewalks in front of their own homes. Should you have questions you can visit our website for additional information.

Finally I'd like to wish each and every one of you the most joyous holiday season. May you enjoy this special time with your loved ones. Please say a special prayer for the servicemen and women who are away from their families protecting us so that we may continue to enjoy this holiday seasons and many more to come!

Happy Holidays!

Ray Baker



NCF GOLF TOURNAMENT

Planning has begun for the next North Carroll Farms Golf Tournament.

Do you prefer the tournament to be in the ___Spring or ___Fall????? Let us know.

Please email northcarrollfarmshoa@hotmail.com if you are interested in participating.

VOLUNTEERS ARE NEEDED

A MESSAGE FROM THE VICE PRESIDENT...

Greetings Neighbors,

By now you all know that we have been moving forward with plans to build a picnic pavilion on some of the available common ground area. Through the entire planning process, we've had great community support. Not only from our committee members, but many of you have come forward and expressed your thoughts as well. Although not every household was personally contacted, the response has been overwhelmingly in favor of this project, close to 90% in fact. We understand and appreciate the concerns that some of you have spoken to us about, but I can assure you that the individuals who have volunteered to work on this project, all had expressed similar concerns. After many long hours and discussions, the general opinion of the committee is that the benefits outweigh the risk.

Our labor contractor and material supplier have been identified. In addition, the materials list has been finalized. Currently we are seeking the required building permit through the Town of Hampstead. Upon our application, a development notice was placed at the site of future construction. The application will be reviewed by the Town of Hampstead Planning and Zoning Commission on Tuesday November 25, 2008 at 7:00 at the Hampstead Town Hall. We encourage all of you to attend. Pending approval, material will be ordered and construction will begin the beginning of December.

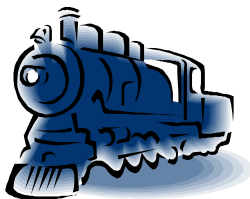
We will continue to keep you posted on the progress of this project. Look for current updates on the website.

On another note, with the holidays quickly approaching, I encourage all of you to brighten up the streets with a little holiday décor'. With all of the lights, NCF is certainly the "Broadway of Hampstead".

And, don't forget to set-up those old Lionel trains, and get out and see a few of those operating train layouts!

From our home to yours, Happy Holidays!

*Sincerely,
Ron Williams*



**Thursday
November 27th**



**Begins Sunday
December 21st**



**Thursday
December 25th**



**Begins Friday
December 26th**



**Thursday
January 1st**

North Carroll Farms Dues Policy

Dues are payable to North Carroll Farms HOA, PO Box 367, Hampstead, MD 21074 and can be mailed to the HOA even without the invoice/stub.

January 20th of each year dues notices are mailed

February 28th of each year payment is due

March 15th late fee imposed and certified letter mailed informing homeowner that dues and late fee must be paid by April 10th or it will be turned over to our attorney for collection

April 10th unpaid accounts turned over to attorney for collection

Note: once unpaid accounts are turned over to the attorney for collection, they must be settled with the attorney as the HOA will have already incurred fees for this

Do you wish to receive e-mail updates periodically from the HOA?

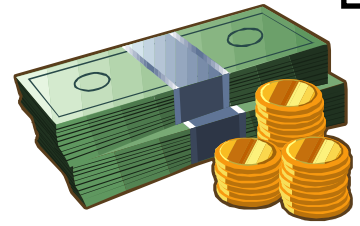
Have you recently changed your e-mail address or phone number?

The HOA Board members pride ourselves in keeping the neighborhood informed about what is going on around North Carroll Farms and Hampstead.

However, when people's information changes, or if we don't have it, that can sometimes become difficult to do without spending money on postage or walking door to door. So please check out our website www.northcarrollfarmshoa.org, or send an e-mail to northcarrollfarmshoa@hotmail.com

Friendly reminders

- ◆ Final lawn waste pickup for 2009 is November 24th. Please be considerate of your neighbors by bagging your leaves before they blow onto a neighbor's property.
- ◆ Please pick-up your trash cans ASAP after trash has been collected on Thursday. Sorry to say but we still have some trash cans out on the streets on Friday and Saturday. Don't forget that trash cans must be stored in your garage or in the back yard...not on the side of your home.
- ◆ Please DO NOT park your vehicle in front of mail boxes.
- ◆ The HOA is required to post conservation signs around the perimeter of our wooded common areas. Recently we have had several of them removed. Please do not remove these signs. The HOA could be fined if they are not in place.
- ◆ For those of you who live on a private driveway, our snow removal contractor will plow your private driveway for a small fee. Please contact the Land Use Chair for additional information.



PROPOSED HOA BUDGET

JAN 1 – DEC 31, 2009

CATEGORY/DESCRIPTION

INCOME

Current year dues (220 homes @ \$125/yr)	<u>\$27,500</u>
TOTAL Income	<u>\$27,500</u>

EXPENSES

HOA Owned Property	
Lawn Maintenance	\$13,450
Plowing-Salting	4,000
Repairs	1,375
Misc Upkeep (weed spraying)	250
Newsletters	410
Postage and Delivery	460
Supplies, Business	170
Insurance, Business	1,650
Legal Fees	1,500
Accounting Fees (Bi-Annual Audit)	1,200
Website renewal (2 yrs)	200
Rent (Town Hall & PO Box)	180
Social Events	<u>1,000</u>
TOTAL Expenses	<u>\$25,845</u>
 Projected surplus**	 <u>\$ 1,655</u>

**Projected surplus to be moved to HOA Reserve fund for future expenses.

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

www.northcarrollfarmshoa.org
Northcarrollfarmshoa@hotmail.com

Check out our website for the most up to date news, calendar of events, contact information for board members and other important things you want to know.

"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.