

The Good Neighbor

March 2010



Calendar of Events:

- ◆ Mar 20th - Bulk trash p/u
- ◆ Mar 27th - Annual Easter Egg Hunt @ the Tot Lot
- ◆ Apr 5th - Board Meeting @ North Carroll Sr Ctr, 6:30pm
- ◆ Apr 10th - Annual golf tournament @ Oakmont Green
- ◆ May 4th - Annual Meeting @ North Carroll Sr Ctr, 7:00pm
- ◆ May 15th - Community Yard Sale
- ◆ Jun 7th - Board Meeting @ North Carroll Sr Ctr, 6:30pm



Inside this issue:

Message from the President	2
Easter Egg Hunt	3
Message from the VP	4
Getting organized at tax time	5

WE HAVE A NEW EMAIL ADDRESS.....

northcarrollfarmshoa@gmail.com

Please add our new email address to your contact list to ensure you receive our emails.

ANNUAL NCF EASTER EGG HUNT

SATURDAY, MARCH 27th, 3 - 4:30pm

See inside for more details



HOA GOLF TOURNAMENT

Saturday, April 10th

Shotgun start 7:30am

Oakmont Green Golf Course

Cost: \$65 per golfer - includes cart, greens fees, lunch & prizes

Format: 4 man teams – best ball

RSVP by Email: NORTHCARROLLFARMSHOA@GMAIL.COM as soon as possible

ANNUAL HOMEOWNERS ASSOCIATION MEETING

Monday, May 4th, 7pm @ North Carroll Senior Center

- ◆ *Updates from each of our committees!*
- ◆ *Find out what's new in Hampstead!*
- ◆ *Vote on new board members!*
- ◆ *Your opportunity to ask questions and/or share comments with your neighbors!*

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

A MESSAGE FROM THE HOA PRESIDENT...Ray Baker

Hello Neighbors,

Ever wonder, who is the North Carroll Farms HOA?

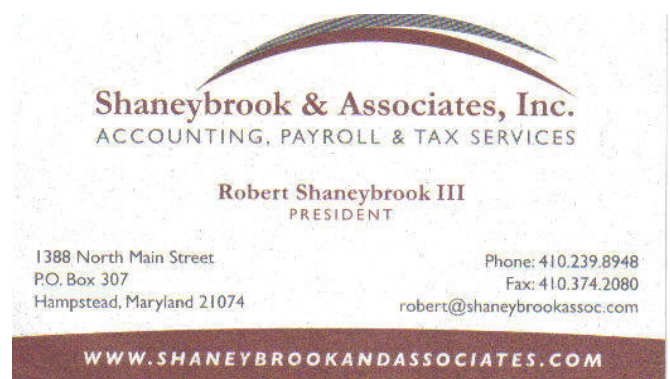
We often receive email saying "The HOA should do this" or "The HOA should do that"..... But what they really are saying is I/We need to do this or that. You see, the North Carroll Farms HOA is every one of us who owns a home in our community. The HOA is not any one individual or the seven person board who volunteers their time and is elected to serve and make decisions concerning OUR community. The HOA is every homeowner that owns one of the 220 homes that make up our community.

So to answer that question.....YOU are the HOA.

The HOA is only as good as the effort every one of us puts into it. With that being said we need your help. As you know, each May we hold our annual community meeting and elect several new officers. This year we will have three open board positions. We are in need of candidates who are willing to run for these positions. People who care about this community and are willing to give some of their time to help our community continue to grow and prosper. So if you have some ideas you would like to see implemented, would like to see some changes made or just want to make a difference I urge you to get involved. If you have any questions regarding the board positions, please email me at our new email address, northcarrollfarmshoa@gmail.com. I will be happy to speak with you and answer any questions you may have. Thank you in advance for your interest.

Finally, our annual meeting will be held May 4th. This is your community and your HOA. I urge you to attend and get involved. It will be a very informative meeting and there will be several guest speakers. Invitations have been sent out to the Mayor, Hampstead Police Department and the Carroll County Humane Society. Please come to the meeting, become informed and support your HOA.

Hope to see you on May 4th!



Please support these local businesses. They have provided donations and sponsorship for HOA activi-

NORTH CARROLL FARMS ANNUAL EASTER EGG HUNT

SATURDAY, MARCH 27th, 3 - 4:30pm

At the Tot Lot

(Rain Date, Sat, Apr 3rd)

For all ages up through 5th grade - Refreshments will be served!

You must provide 1 DOZEN filled plastic Easter eggs for EACH child in your family that is participating – RSVP to northcarrollfarmshoa@gmail.com

Drop off filled eggs on **Fri, March 26th** at the following homes:

Lisa Baker	1878 Upper Forde Lane	443-291-6626
Jen Ralph	4002 Harrowsmith Drive	410-374-0416
MaryAnn Saccone	4018 Sharecropper Drive	410-239-0134

Holiday Lighting Contest Winners

Winners each received a gift certificate to Greenmount Station
(courtesy of Greenmount Station)

Townhomes - 1754 Upper Forde Lane

Upper Forde Section - 1877 Upper Forde Lane

Lower Forty Section - 4022 Herdsman



COMING THIS SUMMER....

OUTDOOR MOVIE NIGHT

at the Pavilion

We provide the movie, giant screen and
lots of popcorn!!!!!! You bring your
chairs or blankets!!!!

Watch for the dates to be announced.

Attention All Pet Owners:

Can you believe the snow has just finally melted and already the HOA has received several emails concerning dog feces and cat waste? **Please clean up after your animals.** YOU are responsible for your pets! Do not let them run free and use your neighbor's and/or HOA property as their bathroom. Take a plastic bag with you and clean up after your dog when you take them for a walk. Do not allow your cats to run free and use your neighbor's flower beds as a litter box. **This is common sense and above all common courtesy.** We have pleaded with you numerous times to correct this problem.

Going forward we recommend that anyone having these issues report them directly to the Carroll County Humane Society. They have the power to issue citations, fine pet owners and even remove the animal from the home. The HOA also receives many complaints about owners not cleaning up behind their dogs in the HOA common areas. We will be reporting those complaints/issues concerning our property to the Humane Society as well. You can reach the Humane Society at 410-848-4810.

Thank you in advance for your cooperation.

A MESSAGE FROM THE VICE PRESIDENT...

Greetings All,

Another winter is quickly coming to an end. In my 45 years of existence, never have I experienced the snowfall events that occurred this past February. From it all, what have I learned? Well, it brought out the best in people, and it brought out the worst in people. On one hand, I witnessed handfuls of people bonding together, telling a good joke or two, eating and drinking, and certainly getting tired, all to get the job done. To those in T.H. building 8, I speak on behalf of those residents in saying, "Thanks for the effort – We all know each other a little better!" On the other hand, either through word-of-mouth or e-mail, I heard of several of you voicing your displeasures of having to perform manual labor, the speed and quality of the clean-up efforts, and just overall inconvenience.

Dozens of e-mail messages were received. To those of you that had a complaint, you will be surprised to know that almost 50% of the e-mails we received were actually compliments. Of those that were complaints, most included statements that were, from a technical standpoint, not quite accurate. From the comments many have made most recently, there still appears to be some lack of understanding about the operations of the community. Here are a few clarifications that people have asked about:

- * No. Our hired contractors do not plow the town-owned streets.
- * No. Our hired contractors do not plow shared driveways (unless under contract with the homeowners).
- * No. The Town of Hampstead does not plow the access roads or main thoroughfares behind the townhouses.
- * No. The HOA will not pursue individuals that have parked in a spot that you personally cleared of snow.
- * No. Vehicles are not permitted to park on the townhouse access roads.
- * Yes. In a major snow event, vehicles should be moved FROM the streets, not TO them.
- * Yes. You do own the parking bays directly behind your townhouse. See your property plat.
- * Yes. You have the right to request vehicles parked in your bays be towed. They are trespassing.
- * Yes. It is your responsibility to advise your guests as to the parking requirements of the neighborhood.
- * Yes. It is your responsibility to clear the snow from your immediate sidewalk.
- * Yes. The town can fine you for not doing so.

Considering the magnitude of the recent events, I believe the response and service continued to be good-to-excellent. What's most disturbing is, once everything finally returned to a sense of normalcy (either by the gracious help of your own neighbors, the Town of Hampstead employees, or our hired contractors), everyone returned to their usual routine; speeding on Upper Forde Lane, vehicles illegally parked on access roads, dog waste, empty garbage receptacles littering the streets, etc... Keep in mind that your actions, or lack of actions, do not go unnoticed.

This will be my last article for the quarterly newsletter as my term as an HOA officer expires in May of 2010. All totaled, there are 3 positions that will be up for re-election. If you are not happy with how the recent situations were handled, or if you just want to get something changed, I encourage you to get involved. This is your HOA and many of you do have good ideas. Some have been previously considered, but others have not. I don't believe anyone is "too busy" to become involved whether that means volunteering for a board position, joining one of our committees or attending monthly meetings. But, if you are not interested in becoming involved, maybe it really wasn't, or isn't all that bad to begin with.

Regards,

Ron Williams

Getting organized at tax time

During the last month, you've probably received a flurry of important tax-related documents in the mail. They serve as a reminder that the deadline for submitting your tax return is looming ahead on April 15.

Do you have everything you need?

Getting your tax return done can be stressful, but the Maryland Association of CPAs offers this advice on what you can do to better ensure that your return is completed on time and accurately. They also offer tips on ways to plan ahead so you can take some of the stress out of tax time next year.

Get organized

By the beginning of February, organizations should have sent you many of the documents you need to complete your return. This will include a W-2 from your employer showing what you've earned this year, Forms 1099 reporting any additional earnings and investment income you've received and statements from your mortgage company, bank or other lender with details that you'll need for your return.

You may also receive other paperwork, documenting medical bills you've paid and charitable donations or financial investments you have made. CPAs recommend that you set aside all of this material as soon as you receive it in a special folder or envelope so that you don't have to search for it when you're ready to do your return.

In addition, find last year's tax return so that you have it handy for background information and to see what further documentation you need based on what was used last time.

Make order out of chaos

Gathering your documentation is a good first step, but it's also important to put it in workable order.

Sort the paperwork into different files or folders based on whether it relates, for example, to income or deductions. Take statements and papers out of the envelopes in which they were mailed so they are easier to identify and access. You might also want to make a list of the documents you have and the amounts involved in each case. That will make it easier for you or your CPA to get a timely start on your tax return.

Prepare throughout the year

Not all of the documents you require for your tax return will come in the mail in January and February. For example, you may need credit card or bank statements and records of cancelled checks that you receive during the year that show purchases or transactions you have made.

You might also use receipts that verify items you're deducting or donations you have made.

You should also set aside documents relating to major events during the last year, including the closing documents and mortgage information for a home purchase. That's why it's a good idea to create a tax file for next year today, to gather the material you'll need for next year's return now.

As you gather this paperwork, remember, too, to ask your CPA about any tax savvy steps you can take now to reduce next year's tax burden.

Stay informed

It's easier to organize your tax return information if you understand more about how the tax law affects you. The CPA profession's 360 Degrees of Financial Literacy program provides answers to many taxpayer questions, including details on recent changes in legislation. You can find more information at www.360financialliteracy.org.

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HOMEOWNER'S ASSOCIATION
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Community Yard Sale

Saturday, May 15th

(rain date Sunday, May 16th)

The HOA will advertise the event in the Carroll County Times.



BULK TRASH - SATURDAY, MARCH 20th

REMINDER : THE ITEMS BELOW WILL NOT BE PICKED UP



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