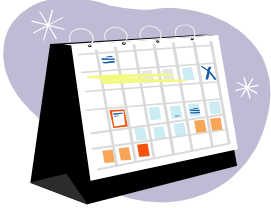




# The Good Neighbor

April 2019



## Calendar of Events

- May 6 (Mon.) - Annual HOA Meeting @ NC Senior Center @ 7pm
- July 1 (Mon.) - HOA Meeting @ NC Senior Center @ 7pm
- July 20 (Sat.) - Bulk Trash Pick-Up
- Aug. 5 (Mon.) - HOA Meeting @ NC Senior Center @ 7pm
- Sept. 9 (Mon.) - HOA Meeting @ NC Senior Center @ 7pm

*Help us keep you up to date on community news and events by sending us your updated email address!*



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## A Message from the HOA Board

### Greetings Neighbors,

We, as the Volunteer HOA Board, are looking to better manage our community, so it continues to be the best neighborhood in Hampstead. With that in mind, we have carefully been evaluating active Management Companies, and obtaining bids, with the hope of better serving our community.

Currently, the frontrunner for consideration is Cascade Property Management, LLC. We have negotiated a bid with them and they will manage all of the tasks we have trouble getting volunteers for. Robert's Field has been very happy with the switch to this Management Company, and we hope to be too. They will handle dues notices, Neighbor complaints, getting multiple bids to get us the best pricing, and Architectural requests (they handle the paperwork, the Board and Architectural Committee still make the decisions).

This year, to save money, we have turned the drainage areas over to the Town of Hampstead, which was previously negotiated and agreed upon by Woodhaven Development, however the switch never took place. This is bringing us a savings with regards to our contract with Pine Ridge Property Maintenance. However, we are also adding an expense, by being proactive and automating the dead limb trimming on HOA property that overhangs property lines. Some limbs had gotten quite large, leading to unexpectedly large tree bills in the last couple of years.

Please come to our Annual HOA Meeting in May with your questions. We hope you are as excited as we, the Board, are about an active management company coming in to assist us in keeping our Community beautiful and well run.

Sincerely,  
NCF HOA Board

### Reminder for Spring/Summer Projects:

If you are planning outdoor Spring/Summer home improvement projects, please be sure to submit your

Architectural Request Form early in order to avoid delays in starting your project and receive

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

# Official Announcement

The Annual HOA Meeting for 2019 will be held on Monday, May 6 at 7 PM.

At the North Carroll Senior Center  
**2328 Hanover Pike, Hampstead, MD**  
in the cafeteria.

(Shopping Center with Mr. Tire.)

Please come out to discuss HOA business, meet the nominees for HOA Board Members and vote.

Hampstead Police were invited to have a member of the department attend the meeting

If you are interested in serving on the Board please e-mail [northcarrollfarmshoa@gmail.com](mailto:northcarrollfarmshoa@gmail.com) before May 1 to be added to the official agenda.

## ATV use in Town Limits/North Carroll Farms is Illegal

For details in regards to same, please reference the Town Code at:

<https://ecode360.com/HA1081?needHash=true>

Chapter 76

This includes both public and private property within town limits.

**If you see someone using an ATV on HOA property, please contact the**

**Hampstead Police Dept. @ 410-239-8954**

**Or after hours contact the**

**Carroll County Sheriff's Department 410-386-5900**

What to call the Hampstead Police Dept. for:

- Any Vehicle with dead tags or a vehicle that has not moved in a while.
- Vehicles parked on the grass. This is a ticketable offense (Hampstead Town Code 127-5 B).
- Anything you see that is illegal (i.e. destruction of personal property, ATV use in NCF Common Area/Town Limits).

\*The NCF HOA Board is made up of Volunteers, and the Police will respond to these items faster and are better equipped to deal with these issues.

Due to scheduling constraints this year there will not be a North Carroll Farms Easter Egg Hunt.

Please consider attending the Hampstead Fire Department Egg Hunt Saturday April 13 8AM-11AM at the Fire Hall/

North Carroll Farms HOA  
PO Box 367  
Hampstead, MD 21074

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

*For more information email [northcarrollfarmshoa@gmail.com](mailto:northcarrollfarmshoa@gmail.com)*