



THE GOOD NEIGHBOR

JULY 2011



Calendar of Events

Jul 11th (Mon) - Board Meeting @ North Carroll Sr Ctr, 6:30pm

Jul 16th (Sat) - Bulk Trash Day

Jul 16th (Sat) - Movie Night @ NCF Pavilion *Diary of a Wimpy Kid*, 8:30pm

Aug 1st (Mon) - Board Meeting @ North Carroll Sr Ctr, 6:30pm

Aug 2nd (Tue) - National Night Out ~ Near Tot Lot, 6:30pm

Aug 20th (Sat) - Movie Night @ NCF Pavilion, 8:30pm

Sep 12th (Mon) - Board Meeting @ North Carroll Sr Ctr, 6:30pm

Sep TBD (Sat) - Annual Picnic @ NCF Pavilion ~ Movie Night

Oct 3rd (Mon) - Board Meeting @ North Carroll Sr Ctr, 6:30pm

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



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SOCIAL COMMITTEE UPDATE

Greetings North Carroll Farms,

As the premier neighborhood in Hampstead, North Carroll Farms has been known for the strong sense of community that exists amongst our residents. In many neighborhoods, the Homeowner's Association is entirely focused on policing the neighborhood, ensuring that standards are upheld. While the North Carroll Farms HOA believes in enforcing the policies and ensuring that our community property is well maintained, we understand that it is really the people that make our community a great place to live and raise a family. Your HOA is committed to facilitating events to strengthen our community.

As far as attendance and participation is concerned, the first Movie Night of the season was a resounding success. Unfortunately, we did have technical difficulties with the generator which forced us to end the evening early. The issue has been identified and fixed and we anticipate the rest of the movie season going off without a hitch. The next Movie Night is scheduled for July 16th and we will be showing *Diary of a Wimpy Kid: Roderick Rules* (Rated PG).

Last year, North Carroll Farms was the only community in Hampstead to participate in National Night Out. We are looking forward to an even better event this year as we are planning to book a live band and have an inflatable obstacle course. Join the Mayor, the Chief of Police and McGruff the Crime Dog on Tuesday, August 2nd from 6:30pm to 8:30pm for National Night Out.

We are also in the process of planning our Annual Community Picnic which will be on Saturday, September 24th. If you are interested in helping plan the picnic or are available to help the day of the event, please [email me](#).

Please remember that the Pavilion area is available for all residents to use during the summer. There is a volleyball court, horseshoe pits and grills ready to use for a cook out. If you would like to reserve the Pavilion area for a private party, just let us know.

Historically, most of the activities for the HOA have been in the Spring and Summer. We would like to plan more activities in the Fall and Winter and are open to suggestions. Some ideas that have been brought forward are Poker Nights, Dinner Party Groups, Euchre Nights and Bunko. Be on the lookout for more information about those types of activities!

"Like" North Carroll Farms on [Facebook](#) and stay up to date on activities in the neighborhood. Upload your favorite photos of neighborhood events to Facebook and tag North Carroll Farms.

Respectfully,

Jay Kelly
Social Committee Chair

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

A MESSAGE FROM THE HOA PRESIDENT

Greetings Neighbors,

This is the beginning of my third year as President of our HOA. Over the years, I have always tried to put a positive spin on my articles while getting my points across. You will find this article very different as we have an issue that must be dealt with; Vandalism in our community. Please forgive my bluntness but this has become a nuisance and everyone is sick and tired of dealing with it.

- Over the last three weeks we have had numerous incidents of vandalism in our community:
- Two solar panel lights stolen from the pavilion
- HOA movie screen sliced in broad day light
- Horseshow pit stake removed and thrown into the woods
- Community entrance sign glass destroyed
- Graffiti on pavilion and picnic tables
- A table shattered in a neighbor's back yard
- A townhome was egged and firewood taken from the back porch
- A dead rabbit that was ran over was placed in a neighbors flower bed

Most of us moved to this area of our state to get away from this type of behavior. I speak for each and every one of you when I say this type of behavior is completely unacceptable. The sad part is we are certain that **juveniles are doing this and they live in our community. This means these kids belong to some of you.** Parents I urge you to sit down and talk with your kids. When caught they will be prosecuted. There is no reason why a group of kids should be out at 9:30 at night with paintball/BB/pellet guns on HOA owned property. Know where your kids are and what they are doing.

Some of you have no idea the time and effort the members of this board (and past boards) have put in to help make this community a nice place to live and raise your family. Over the last several weeks I have had to deal with these issues and/or make repairs on a daily basis. In the past, members of your HOA board have completed repairs ourselves vs. hiring outside contractors thus saving the community thousands of dollars (keeping everyone's dues low). Over the last three weeks, vandalism has cost the HOA (YOU) over \$300.00 and that number is still climbing as some items listed above have yet to be repaired or replaced. Going forward, I WILL NOT spend my time repairing items that are vandalized. We will bring in professionals to make the needed repairs. Yes, the cost will sky rocket and if the trend of vandalism continues we will need a dues increase to pay for it all. I am not going to take time away from my family to fix things that vandals destroy.

What can you do? Report suspicious activity to the Hampstead Police Department. Officers Robert Swartz and Clint Thorn are leading the investigation and may be reached at 410-239-8954. Any information you can provide to help them in their investigation will be greatly appreciated. Talk to your kids and make sure they are not the ones doing this. Know who they are hanging out with and where they are. You do not want your child to have a juvenile record.

What will happen when caught? The HOA will **prosecute each and every person.** This is everyone's one and only warning. NO EXCEPTIONS. In addition **we will hold the parents/guardians civilly responsible** for the damages and will file suit to recover such damages.

July 10th, 2011. Should you learn your child has been involved and would like to have them come clean you have until July 10th, 2011. As long as restitution is made and community service is performed for the HOA they will not prosecute. This would be the perfect time to teach them a life lesson that may prevent them from doing something very stupid in the future. This date will not be extended.

Ladies and Gentlemen, all of this can be prevented. TALK TO YOUR KIDS before it is too late.

Sincerely,
Ray Baker
HOA President

For more information email northcarrollfarmshoa@gmail.com



POLICE • COMMUNITY PARTNERSHIPS

SUPPORT CRIME AWARENESS TUESDAY AUGUST 2, 2011

Turn on Porch Lights from 6:30PM to 10:00PM

Where:
Townhome Access Road between
1792-1796 Upper Forde Lane

6:30PM - 8:00PM
Community Cookout
& Music
(Hot Dogs and Drinks Provided)

8:00PM - 8:30PM
Messages from the Mayor,
Chief of Police &
HOA President

8:30PM
Community Walk
from Cookout to Farmwoods Ln



Meet
McGruff the Crime Dog



Explore a Hampstead
Fire Truck



Be Involved
in Your Community

Talk to the Mayor
and the Chief of Police

ARCHITECTURAL COMMITTEE UPDATE

Many homeowner's associations have been criticized for the issue of "fines". We've all heard horror stories of draconian punishments being levied on homeowners with no warning for the simplest of issues: trashcans of the wrong color, Christmas light left out too long, etc. North Carroll Farms has been somewhat unique in its ability to avoid having to levy any types of fines (aside from interest on unpaid dues) and have the neighborhood to still show itself as one of the most desirable places to live in the area. We do so because we're active, involved neighbors who work together to ensure our covenants are upheld, and in turn, beautify the neighborhood.

However, in some cases this leniency can lead to complacency. For the vast majority of architectural violations, each neighbor is respectful of the covenants we signed and takes an active role in finding a remedy to the problem. A extremely small minority, however, have acted disrespectful, argumentative, and dismissive in face of rather severe architectural violations. In some cases, these issues have spanned several years without resolution.

What are the alternatives in these extreme cases? We could let these homeowners do as they please but in doing so we disrespect the covenants and render them ineffective. This allows a choice few in the neighborhood to undermine the will of the majority. We could (and have in the past) embark on very costly legal action against offending neighbors. This drains the HOA's already tight financial resources as well as the offending homeowner's. In the past, this has proven to be a lose-lose situation. At present, the only reasonable reaction we have in these cases is to repeatedly contact the homeowner and hope for the best. Needless to say, this has led to a dead end.

Our solution to these problems is to introduce a system of fines that protects our neighbors from being fined unreasonably while protecting the integrity of the Homeowner's Association Covenants. Please see the formal resolution on the following page of this newsletter. In a nutshell, these rules mean that if you are contacted about a violation that exists on your property you have, at the very least, 6 weeks to rectify the issue before a fine will take effect. If this timeframe is too tight, the board is more than willing to work with you on a resolution and give you all the time your reasonably need.

As a board, our primary goal is to find a resolution to each issue. Our secondary goal is to ensure that we have done everything possible to contact each neighbor and help them reach a resolution before a "fine" is levied. We have little interest in levying fines against any of our neighbors unless we feel we have no other choice. None of us, as your neighbors, would like to be unreasonably fined so we will do everything we can to ensure this doesn't happen.

Please contact us with your thoughts and concerns. This plan has been openly discussed at the HOA monthly meetings as well as the 2011 annual meeting. We feel this is the best way forward for this community and will continue to safeguard the investment we've each made here.

Sincerely,

Dan Schiller
Architectural Committee Chair

Visit the Hampstead Farmers' Market

Hampstead Volunteer Fire Department Grounds 1341 North Main Street, Hampstead, MD 21074

Saturdays 8am—12 Noon (rain or shine)

May 7 - October 29

Come Experience In-Season & Locally Grown
Fresh Produce, Flowers, Baked goods and More!



EAT HEALTHIER & SUPPORT LOCAL FARMERS

To learn more call Sharon Callahan at 410-239-8110 or visit www.townofhampstead.us

NORTH CARROLL FARMS HOA VIOLATION SCHEDULE

North Carroll Farms By-laws state the HOA is permitted to enact a violation schedule to assist in enforcement of property and by-law violations that affect the value of members' homes and the overall well being of the community. In addition, the residents of North Carroll Farms should have a transparent view into the violations process and how it affects them. To these ends the following violation schedule will serve as a framework for addressing these issues.

PROCEDURE

- Complaint is received by the HOA.
- Complaint is sent to architectural committee chair for investigation for appropriate action.
- Should the complaint be verified, the process will be as follows:

Day 1 (Phase 1)	The architectural chair will send an official letter to the homeowner
Day 11 (Phase 2)	If the violation has not been corrected, the architectural chair will attempt a personal visit and/or phone contact with the homeowner to
Day 21 (Phase 3)	If the violation has not been corrected, the architectural chair will attempt to contact the homeowner via standard mail, certified mail,
Day 31, 61 & 91 (Phase 4)	If the violation has not been corrected, the homeowner will be fined every 30 days and contacted via standard mail: Fine for Minor Infraction – \$25/30 days Fine for Major Infraction – \$50/30 days
Day 121 (Phase 5)	If the violation continues to be unresolved, the homeowner will be fined at an increased rate every 30 days and contacted via standard mail: Increased Fine for Minor Infraction – \$50/30 days Increased Fine for Major Infraction – \$100/30 days

Note: The HOA reserves the right to take legal action at any time.

Minor violations are classified as easily correctable issues such as:

- Improper outdoor storage;
- Improperly maintained yards;
- Un-repaired storm damage such as missing flashing or siding;

Major violations are classified as a major disregard for the by-laws and/or architectural standards of North Carroll Farms. Examples of major violations may include:

- HOA approved home improvements that were not completed as described in initial approval;
- Unapproved home improvements;
- Allowing a property to become in disrepair;
- Willful disregard for HOA by-laws and/or architectural standards;

ENFORCEMENT

The HOA Board will oversee this process and approve any assessed fines. The committee chair has the latitude to work with violators to remedy the situation.

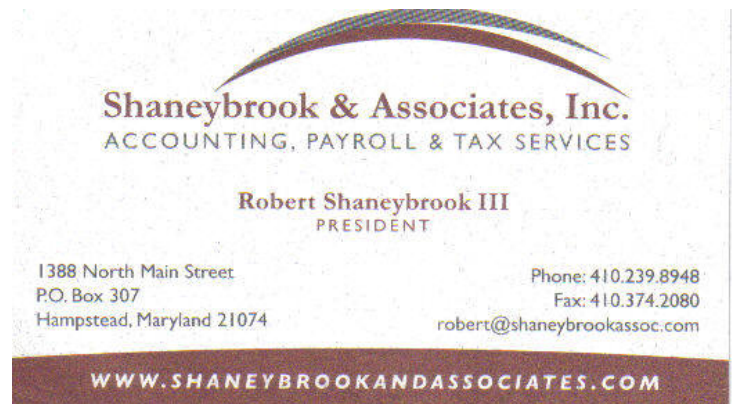
APPEALS

Fines levied by the architectural committee may be appealed to the elected HOA board of directors at any time during this process. This must be done by contacting the HOA Board in writing and requesting an appeal. This will be done at a regular monthly meeting of the HOA Board. The Board of Directors has final say regarding all fines.

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



www.northcarrollfarmshoa.org
northcarrollfarmshoa@gmail.com



Friendly Reminders

- ◆ Please be courteous and clean up after your dogs both in the common areas and while walking.
- ◆ Please keep us informed of your current email address so we can keep you updated on the latest community and town news.