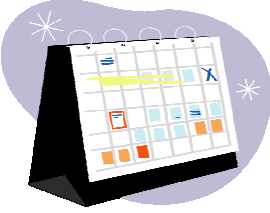




THE GOOD NEIGHBOR

Jan./Feb. 2018



Calendar of Events

- Feb. (Mon.) - HOA Meeting NC Senior Center @ 7pm
- Feb. 28 (Wed.) - Annual HOA Dues are Due
- March 5 (Mon.) - HOA Meeting, NC Senior Center @ 7pm
- March 17 (Sat.) - Bulk Trash
- March 24 (Sat.) - Annual Easter Egg Hunt
- April 2 (Mon.) - Yard Waste Pick-up Starts
- April 2 (Mon.) - HOA Meeting NC Senior Center @ 7pm
- May 7 (Mon.) - Annual 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!



Inside This Issue

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A Message from the HOA President

Greetings Neighbors,

Welcome to Winter. It seems we're under Mother Nature's thumb this winter with seemingly constant snow and wind.

As a reminder, the Town of Hampstead requires removing snow from your sidewalks within 24 hours after snowfall stops. Also, when the snow emergency plan is in effect, there should be no parking along the side of the road with the **Blue Snowflake** signs.

And on those windy days, please remember that even though the trash or newspapers, etc. that blow into your yard may not be yours, it makes all of our yards look bad when there is trash lying around. Please take the time to pick-up the trash, etc. that has blown into your yard & dispose of it properly.

By the time this newsletter goes out, 2018 dues notices will have been mailed out. These dues are due by February 28, 2018. All dues not received by March 30, 2018 will result in late fees. See enclosed North Carroll Farms HOA Dues Policy.

Lastly, please review the 2018 operating budget for the Homeowner's Association listed in this newsletter.

I hope everyone has a safe and enjoyable hibernation this Winter, though personally, I can't wait for Spring.

Matt Muller
HOA President

Clean Up After Your Dogs!

There have been several complaints recently regarding Pet Owners not cleaning up after their dogs in HOA common grounds and also neighbors' yards. Not only is this disgusting and inconsiderate, it's **ILLEGAL**.

Per Carroll County Animal Control Law 90-12 Animal waste and Dead or Decaying animals:

The owner of every animal shall be responsible for the removal of any excreta deposited by the animal(s) on public property, including walks, recreation areas, or on private property. The owner of every animal shall not allow excreta deposited by animals to accumulate on his or her property so as to cause a health hazard or become a nuisance.

If you are witnessed doing this you can be reported to **Carroll County Animal Control** (410-848-4810) and be fined.

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

North Carroll Farms Homeowners Association Budget 2018**Income:**

2018 Dues	\$	33,440.00
2018 Special Assessment: Paving	\$	33,000.00
Total Income:	\$	66,440.00

Expenses:

Charitable Donations	\$	100.00
HOA Lawn Maintenance	\$	13,500.00
HOA Repairs	\$	5,000.00
HOA Snow Removal	\$	9,000.00
Insurance- Business and Liability	\$	2,200.00
Office Supplies	\$	150.00
P.O. Box Fees	\$	94.00
Postage and Delivery Fees	\$	525.00
Accounting Fees	\$	800.00
Legal Fees	\$	1,000.00
Social Budget (Yard Sale, Halloween, Easter)	\$	200.00
Taxes/Filing Fees	\$	100.00
Website Hosting	\$	120.00
Utilities	\$	498.72
Monies to Reserve Account	\$	152.28
Monies to Paving Fund Account	\$	33,000.00
Total Expenses:	\$	66,440.00

North Carroll Farms HOA Dues Policy

- HOA Dues are paid annually.
- **February 28th**—Payments are due.
- **March 30th**—Payments **received** after this date incur a \$20 late fee plus interest at the rate of 18%/year.
- **April 5th** - Certified letters are mailed to delinquent homeowners informing them they have until April 30th to make payment or payment arrangements. Cost of certified letter is added to outstanding invoice.
- **May 1st** - HOA will begin legal proceedings to file suit in Small Claims Court and secure judgment against delinquent homeowners. A lien will also be placed on the property. Both of these items are monitored by the credit bureaus and will appear on your credit report. The cost of these legal proceedings will also be added to the outstanding bill. At this time the homeowners voting rights are suspended.
- **July 15th** - If payment is still not received HOA will pursue additional legal action that may include wage garnishment and foreclosure. The cost of these legal proceedings will also be added to the outstanding bill.

Snow Removal

- ◆ Any time the Snow Emergency Plan is in effect, cars may not be parked on the side of the street on which blue snowflake signs are placed.
- ◆ Shovel your driveway snow into your yard, not into the roadway.
- ◆ Clear sidewalks as soon as possible.
- ◆ Private drives are the responsibility of the homeowners who live there. Our snow removal contractor will plow your driveway for a small fee. Contact our Land Use Chair for additional information.



North Carroll Farms Annual Easter Egg Hunt

Saturday, March 24, 2018

10:00am-11:30am

*For all ages up through 5th
grade.*

Refreshments will be served.



Each Family must provide **1 DOZEN** prefilled plastic Easter eggs for **EACH** child participating in the Egg Hunt.

RSVP to northcarrollfarmshoa@gmail.com by **March 22, 2018** (when we must have all of the eggs).



Did You Know...?

Presented by: Kim Brown, Land Use Chair

◆ **Carroll County No Longer Recycles Plastic Bags**

We used to be able to bundle them & stick them in the recycling bin, but no longer. As I see random plastic bags stuck in multiple trees this Winter, I think about my favorite replacement bag—Chico bags stuff into their own sack & are washable. They are the perfect plastic bag replacement. I have some that are nearing 8 years old & they are still going strong after multiple trips & lots of washing. They are easy to keep in the glove box of your car or your purse. Amazon carries them if you can't find them locally.

*Plastic bags MUST now be returned to the Grocery store.

* **Carroll County Recycles**

*Mix the following recyclables together: Cardboard, Aseptic & Gable Top Containers, Cereal & other Paperboard Boxes, Paper Bags, Paperback Books (No Hardback Books), Newspaper, Office Paper, Junk Mail, Magazines & Catalogs, Aluminum, Tin & Steel Cans, Containers & Foil, Glass Jars & Bottles, Plastic Bottles (#1-#7), Plastic Tubs, Wide-Mouth Containers (NO #6).

*Do **NOT** Recycle: Batteries, Styrofoam, Electronics, Food Waste, Ceramics or Dishes, Trash or Yard Waste, Motor Oil Containers, Household Hazardous Waste, Light Bulbs, Window Glass, or Mirrors

*Drop off CFL Bulbs at any Home Depot or Lowe's. They are also accepted at Carroll County's Household Hazardous Waste Events.

*For more information about Single Stream Recycling, visit www.recyclecarroll.org

◆ **We have a local food pantry—**

Instead of donating to Goodwill, have you thought about donating to the organization that directly helps your neighbors who fall upon hard times?

Located a few doors down from the Town Offices, NESAP accepts donations of used clothing, home items (not large items, like appliances), & food. They have a food pantry that could always use a few things. They keep an updated list of items the food pantry is short on here: http://www.nesapinc.org/food_list.htm

If you run a service group who would like to do a volunteer project, they could schedule you in as well. My Girl Scout group has enjoyed working in the food bank once a year, since they were Daisies.

Find us on Facebook at

www.facebook.com/NorthCarrollFarmsHOA

For more information email northcarrollfarmshoa@gmail.com

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