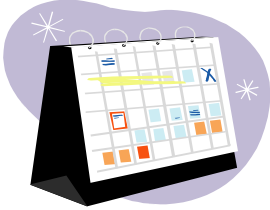




The Good Neighbor

February 2019



Calendar of Events

February 2019 - Annual HOA Dues Notices Mailed Out

March 4 (Mon.) - HOA Meeting NC Senior Center @ 7pm

March 15 (Fri.) - Annual HOA Dues Due (Change in due date this year only.)

March 16 (Sat.) - Bulk Trash Day

March 30 (Sat.) - Late Fees are Assessed on Unpaid Dues

April 1 (Mon.) - Yard Waste Pick-up Begins

April 1 (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!



Inside This Issue

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A Message from the HOA President

Greetings Neighbors,

I'd say 2018 flew by, but I guess it more ran down the road and into a storm drain didn't it?

Contained in this newsletter you will find the 2019 HOA Operating Budget. So for those of you who say "What does my dues money go to?" you'll now know.

I'm going to use this space to remind everyone that on Monday, May 6, 2019, the HOA will hold it's Annual Meeting at 7 PM in the North Carroll Senior Center. This Annual Meeting will also be my last as a member of the HOA Board of Directors. I have decided that after 10 years (2008-2011 and 2012 to Present) to step away. The neighborhood needs volunteers as 2 other Board Members have also stated that they will step away this year as well. If you've thought about helping out in the past, please use these next few months thinking about it. This has been a fulfilling and at times difficult, 10 out of the last 11 years, but with a young Family and a changing Career obligations it is time for me to step away. I am not leaving the neighborhood however.

I hope everyone has a safe and warm winter, and drier weather ahead.

Sincerely,

Matt Muller

HOA President

Reminder as Spring/Summer Approaches:

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 approval prior to starting your projects.

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

2019 North Carroll Farms HOA Operating Budget

Expenses:	Budget
Charitable Donations	\$ 50.00
HOA Lawn Maintenance	\$ 13,500.00
HOA Repairs	\$ 5,000.00
HOA Snow Removal	\$ 9,000.00
Insurance- Business and Liability	\$ 2,485.35
Office Supplies	\$ 100.00
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)	\$ 100.00
Taxes/Filing Fees	\$ -
Website Hosting	\$ 200.00
Utilities	\$ 498.72
Total Expenses	\$ 33,353.07
Dues	\$ 33,440.00
Variance	\$ 86.93

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

For more information email northcarrollfarmshoa@gmail.com

North Carroll Farms HOA Dues Policy

- HOA Dues are paid annually.
- **March 15th**—Payments are due (Change in due date for this year only).
- **April 15th**—Payments **received** after this date incur a \$20 late fee plus interest at the rate of 18%/year.
- **May 5th** - Certified letters are mailed to delinquent homeowners informing them they have until May 30th to make payment or payment arrangements. Cost of certified letter is added to outstanding invoice.
- **June 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.
- **August 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. They must be cleared 24 hours after snow has stopped falling.
- ◆ 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 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