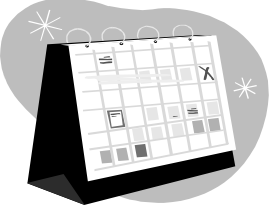




THE GOOD NEIGHBOR

July 2016



Calendar of Events

July 16th (Sat) - Hampstead Bulk Trash day

Aug 2nd (Tue) - National Night Out - NCF Pavilion - 6:30pm - 9pm

Aug 8th (Mon) - August HOA Meeting - NCF Pavilion 7pm

Sep 12th (Mon) - HOA Meeting - NC Senior Center 7pm

Oct 3rd (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 President

Greeting Neighbors,

I hope everyone is enjoying the nice sunny days now that our weather has become more what it should be for this time of the year. I have a lot to cover so let me get to it!

Annual Meeting; Our annual meeting was held on Monday May 1st, 2016. Thank You to all of you who attended! Guests included Mayor Chris Nevin and Police Chief Ken Meekins. Mayor Nevin spoke about the water main replacement project, Main St. revitalization and the future of North Carroll High School. The water main project will be wrapping up shortly and the revitalization project will begin shortly thereafter. If the State Highway Administration has their way, Main St. could become a one-way street while the revitalization project is going on. Construction will continue for the next 2-3 years. Chief Meekins reported once again crime remains very low in our town. Hampstead remains one the safest places to live in Maryland. The committee chairmen gave their reports and answered questions. The major point of discussion was how pay for / collect the money necessary to complete our up-coming paving project. (Please read below.) New board members were elected and the officers for the 2016-2017 are as follows: President - Ray Baker, Vice President - Doug Torgeson, Treasurer – Cathy Hlubb, Secretary - Matt Muller, Architectural Committee – Emily Wallerich, Land Use - Dan Schiller and Social Committee – Tina Colassard. A special thank you to Ted McCrobie for his service to our community.

Paving of HOA owned roads and parking spaces; As you are aware the HOA anticipates having to repave HOA owned access roads and parking spaces the next 3-5 years. We expect the project to cost approximately \$100,000. We estimate the cost per homeowner in our community to be \$450. It was decided at the annual meeting that the HOA would not raise dues to cover this cost. It was suggested the HOA should collect the money over the next 3 years and have the assessment due on July 1st instead of February 28th when our annual dues are to be paid. The board agreed and an assessment of \$150/year will be billed for the next 3 years beginning July 1st 2017.

Townhome owners: This does not include the cost of paving your personally owned parking spaces. The cost to repave them we estimate to be \$250- 300. This is an additional cost to you since you own these spaces.

Tree Bank Project; The HOA has agreed to move forward with the Tree Bank Project. This is great news as this will not cost the HOA any money to complete, will save us money in the future by reducing our grass cutting expense and be a source of revenue for us. Please make sure you read Doug Torgeson’s article that goes into great detail.

As always I urge each and every one of you to become active in your HOA. We meet the first Monday of every month at the North Carroll Senior Center @ 7PM (NEW TIME). I hope to see you there.

Enjoy your summer!

Ray Baker,
President NCFHOA

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



National Night Out

August 2nd

Where:

**North Carroll Farms Pavilion
1856-1868 Upper Forde Lane
6:30 pm-9:00pm**

Community Cookout & Music

(Hot Dogs, Drinks and Cake provided)

Spend the evening with members from the Carroll County Health Department, The State's Attorneys Office, Maryland State Police, your Mayor and Council, your HOA Board members, the Hampstead Volunteer Fire Department, as well as the local police Officers.

Meet McGruff the Crime Dog



Explore a Fire Truck

**Inflatable
Obstacle
Course**

Be Involved in Your Community

**Please bring a Can
Food to support our
local food bank**



What's Happening Lately in North Carroll Farms?

In Spring of 2015 it was brought to the attention of the board by one of our community members that we should look into creating some natural conservation areas and planting some trees. The member was concerned for wasted gas and unused open space we are caring for and paying to maintain. The thought of planting trees was to provide a more natural habitat and that it would require little care in the future as the natural canopy would limit undergrowth and require little to no maintenance.



This inspirational member looked into several grants and programs including contacting The Carroll County Bureau of Resource Management to offer advice and make some suggestions as to how we might minimize our carbon footprint and conserve our resources and open areas. The board decided that this idea had promise and began to gather some information to see if this was feasible and if it could be done cost neutral.

We were fortunate to have Jonathan Bowman with Carroll County Bureau of Resource Management, walk the property of our common areas and forest conservation areas with us. Jonathan identified some areas that we could conserve in reducing our mowing frequency including wastewater management areas that previously had been maintained as regular landscaping. Originally, he thought we might qualify for some county funded plantings or county funded grants. Available at the time were funds for low-lying wetlands projects and the like. Unfortunately, due to the size of the project and other factors, those county funds were not available at that time. Jonathan suggested the HOA and the town come to a consensus on the size of the areas to plant and then whether the plantings be pursued through a grant or a tree bank.

Let me take a minute here for a simple explanation of a tree bank for those whom may not know what that is or how it works. When a project developer is planning to build, he must address required forest conservation mitigation for his impact in order for his project to gain approval. For example, if his project is going to clear out 20 trees, he needs to plant 20 trees somewhere in the county to balance out the impact so he can get approval for permits. He can also purchase those trees from an approved tree bank. The tree bank is a planting of trees that have been designated and surveyed with an easement recorded. They are not able to be cleared for building projects at a later date. The area needs to successfully survive and complete a 3-year period. On average, the cost to invest in a tree bank has been estimated at \$3500 / acre and the return at \$13,000 / acre (per Dan @ DRS & Associates, Inc. of Westminster).

So, now that we are a little more familiar with the tree bank, we can go into more detail. First, areas already marked as forest may not be used. This includes the tree areas along the fields by the pavilion. In addition, we cannot use the wastewater management areas, which are those bowls of grass in the front common areas as you enter NCF by the railroad tracks on the Hampstead side of Rte. 30, as well as the bowl areas at the Farmwoods Lane end of the common area.

We are also fortunate to have Wayne Thomas and the Hampstead Tree Commission assist us. We have been in contact with Wayne often and he has been a valuable resource answering our emails and calls and providing answers to our questions. He has even altered his plans to meet with us last minute at the last board meeting. In addition, he has been looking for municipal funds to help us with this project. Town funds are currently available that may be used in conjunction with the Hampstead tree commission to identify and designate areas for this tree bank. Wayne has spoken to DRS, the company that drew up our community and is familiar with our plats, plots and plans. They have agreed to use those funds for the cost of first identifying, and then based on decided areas, performing the applica-

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tions and certifications necessary. The Hampstead tree commission and Wayne are also looking at grants and tree donations to cover the cost of the plantings with boy scouts or girl scouts possibly providing the volunteers.

To recap, with the help of some fantastic HOA members and leaders and members of our town and county, we may be able to benefit from bettering our environment. We have identified an area in the north-west section of the common areas near the Farmwoods Lane entrance. It is a triangle shape area near the railroad tracks and behind the trees you can see at the Farmwoods Lane RR crossing. Please feel free to let us know your thoughts and suggestions on other areas that you may or may not want to be included for consideration.

~ Doug Torgeson

TOT LOT

- For children 12 years of age and younger. Please make sure your teenagers are aware of this.
- Be respectful of the trees and gardens around the Tot Lot. There has been some damage already that we would like to minimize.
- Take all trash with you when you leave so others may enjoy the playground.
- Closes at dark.



MEET YOUR
 NORTH CARROLL FARMS
 2016-2017

HOMEOWNERS ASSOCIATION
 BOARD OF DIRECTORS

PRESIDENT

Ray Baker

VICE PRESIDENT

Doug Torgeson

TREASURER

Cathy Hlubb

SECRETARY

Matt Muller

ARCHITECTURAL COMMITTEE CHAIR

Emily Wallerich

LAND USE COMMITTEE CHAIR

Dan Schiller

SOCIAL COMMITTEE CHAIR

Tina Colassard

BULK TRASH - SATURDAY, JUL 16th

REMINDER : THE ITEMS BELOW WILL NOT BE PICKED UP



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



Hazardous waste must be disposed of privately. You may call Carroll County Landfill at 410-386-4550 or visit their website at <http://ccgovernment.carr.org/ccg/recycle/landfill.asp> for questions concerning disposal of hazardous waste.



Do You Want to Volunteer But Don't

Have A lot of Time??????

VOLUNTEER NEEDED...

...to publish the quarterly newsletter.

If interested please email northcarrollfarmshoa@gmail.com.

Save energy. Save money. Be energy smart.

Looking for ways to reduce your energy use? Visit BGESmartEnergy.com to discover tips and insights for the best ways to save in your home.



Close your shades in the summer

Sunlight passing through windows heats your home and makes your air conditioner work harder. You can block this heat by keeping blinds or drapes closed on sunny days.

Save up to \$30 per year



Maintain your air conditioner

If your AC system isn't properly maintained, it will cost more to run and require more frequent repairs. Schedule an inspection each spring to ensure your cooling system is running safely and efficiently before summer.

Save up to \$85 per year



Choose an efficient television

Some features on today's TVs can raise your energy bills significantly. When shopping for a new TV, look for the ENERGY STAR® label. These efficient TVs use 25% less energy than similar non-labeled models.

Save up to \$55 per year



Raise your thermostat a few degrees in the summer

Cooling can account for a large portion of your home's summer energy use. To save energy and money, set your thermostat to 78°F when you're home and raise the temperature by 10°F when you're away and 4°F before bed.

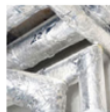
Save up to \$380 per year



Seal air leaks

Cracks between the inside and outside of your home can increase energy costs and make your home less comfortable. Follow drafts to their source to find any leaks, then seal cracks with caulk or polyurethane foam.

Save up to \$165 per year



Seal leaky ducts

Your home could be losing up to 20% of its heated and/or cooled air if it's being transported through leaky ducts. Check for any holes and seal them with mastic or tape with the Underwriters Laboratories® (UL) logo.

Save up to \$135 per year



As you are planning your Summer and Fall projects, please be sure to submit your Architectural Request Form and receive approval prior to starting your projects.

