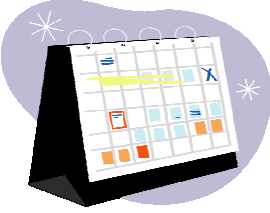




THE GOOD NEIGHBOR

July 2017



Calendar of Events

July 15 (Sat.) - Bulk Trash Pick-Up

August 1 (Tue.) - National Night Out @ the Hampstead Fire Dept. Carnival Grounds

August 7 (Mon.) - HOA Meeting, NC Senior Center @ 7pm

August 14-19 (Mon.-Sat.) - Hampstead Carnival

Sept. 5 (Tues.) - First Day of School

Sept. 11 (Mon.) - HOA Meeting NC Senior Center @ 7pm

October 2 (Mon.) - HOA Meeting, NC Senior Center @ 7 PM

Help us keep you up to date on



Inside This Issue

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A Message from the HOA President

Greetings Neighbors,

They say Spring brings change, and I guess that's true.

Hello, allow me to introduce myself. My name is Matt Muller, and I am the new HOA President, elected at our Annual Meeting in May 2017. I moved into the neighborhood with my Wife in October 2007 and we now have 2 kids, a 4 year-old Son, and 6 month old Daughter.

I was on the board as Secretary and was the Architectural Committee Chair from 2008-2011. I came back in 2012 and have been Secretary until May 2017 when I was elected as President.

I want to extend my personal thanks to Mr. Ray Baker for over a decade of service to the community. If you see Ray out and about wish him well. Don't stay away too long Ray.

Now as far as HOA business, the Hampstead Police Dept. in an effort to make National Night Out a whole town event has opted to relocate National Night Out to the Hampstead Fire Dept. Carnival Grounds. This was in no way a reflection on the neighborhood, just a desire to make the event grow. Please attend National Night Out and get to know your fellow Hampstead residents and officials.

Over the past several months, we have seen an uptick in vandalism and folks roaming the neighborhood into the wee hours of the morning. Please remember that there is a curfew for those under 18 years of age, and that while you may want to be out walking at 2 A.M. the person who's house you're next to may not be appreciative.

The HOA is moving forward with BGE installing a street light (similar in style and brightness to the rest of the street lights along Upper Forde Lane) at the pavilion to hopefully curtail the vandalism down there and to shed light on events that are held there.

The Board is in need of a recording Secretary. There's more information about this further in the newsletter. In order for the board to work properly we need 7 members. If you're available and interested in this position, please reach out to the Board email.

(continued on Page 2)

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

A Message from the HOA President (continued)

In closing, a friendly reminder—The Board of Directors is bound by the Bylaws and Covenants of the neighborhood. The Police are sworn to uphold the laws of the land. If you are witnessing a crime, or are the victim of one, please call the Police or the proper authorities. If you want to send an email to the Board later to update us on what took place, that is fine, but we are not the Police. The odds of a Board member seeing your email in a timely manner and being home to corroborate the issue are not always in good favor.

Matt Muller, HOA President

Your Board Members as of May 2017

President-Matt Muller

Vice President-Joey Longmire

Treasurer - Cathy Hlubb

Secretary-**Vacant** - If interested in filling this volunteer position please email northcarrollfarmshoa@gmail.com.

Land Use Chair-Kim Brown

Architectural Committee Chair-Emily Wallerich-Croisette

Social Committee Chair-Heather Muller

Inquiry from your Social Committee Chair:

Over the past several years North Carroll Farms has hosted National Night Out. This took the place of what used to be our Annual Community Picnic. Since we are no longer hosting National Night Out, the Board was wondering if our Community would again like to have a Community Picnic again? It would be held in September. Please email the Board email if this is something you would be interested in attending & possibly helping out with.

Thanks,

Heather Muller

It's that time again.

Are the ants trailing, the bees buzzing, or the spiders being creepy?

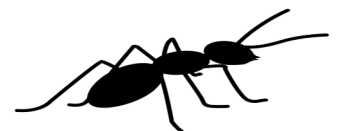
Call Cindi for a **FREE** Pest Evaluation @

Pride Pest

410-596-6187

nobella_12@hotmail.com

**Special thanks to Cindi for taking care of the bee problem at the Tot Lot!*



HOA Paving Project FAQ's

****Please note the DUE DATE for the 2017 SPECIAL ASSESSMENT has been extended to AUGUST 15TH with a LATE FEE of \$20 to be assessed after SEPTEMBER 15TH.****

July 2016 Newsletter indicated "HOA anticipates having to repave HOA owned access roads & parking spaces the next 3-5 years." Why are additional dues being collected in next 3 years?

The HOA wants to insure that the funds are available assuming worst case scenario (3 years).

What is the ETA for signing a contract?

We will not work on signing a contract until paving needs to be done. The Board has been in contact with the Hampstead DPW about the status of the HOA roads and it is our intention to consult with them along the way.

The paving contractors the board has spoken to will not issue a contract in advance since the price of asphalt fluctuates.

Do Homeowners receive a refund if the contracted price is lower?

No, all money collected for paving is being deposited into a separate bank account earmarked for paving only. Any additional funds will remain in this account and be used for paving needs in the future.

Will any money saved from other ventures go towards paving?

Any time the HOA goes under budget for the year the money goes into the HOA Reserve fund for HOA projects that can't be paid out of annual dues money.

Will any paving assessment paid be refunded if the Homeowner sells before the paving is done?

Title companies are required to reach out to the HOA before a home goes to settlement. The HOA provides a letter regarding the paving project to the title company. The seller will have to negotiate with their buyer as the dues and paving assessment are by lot/home not by owner.

How are homes that are behind on dues payment factored into contributing to this?

Each home will receive a statement regardless of their current status with the HOA. If any home does not pay the paving assessment the HOA will begin collection processes just as the HOA does with delinquent dues.

What specifically will be paved?

The HOA owned access roads and parking spaces. Townhouse owners will have a separate assessment for their individual parking spaces.

How much do I have to pay?

ALL 220 homes will be assessed \$150 over 3 years for a total of \$450 per home, so the HOA collects \$99,000.00. As mentioned above each townhouse with asphalt parking spaces will have an additional assessment to be determined and communicated to them when the amount per space is known.



Location: Hampstead Volunteer Fire Department

Times: 6:00pm – 9:00pm

National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our communities a safer place to work, travel, and live. Together we can do great things.

We are asking our local businesses to join us for National Night Out! We are asking for donations, products, and/or giveaways! We would like to give our local business the opportunity to set up tables, meet the community, offer giveaways and promote your business!!

Please contact PFC. Cranshaw at jcranshaw@hampsteadmd.gov



Friendly Reminders

- ◆ Trailers cannot be stored in the neighborhood without prior Architectural Committee Approval.
- ◆ Boats/Boat Trailers cannot be stored in the neighborhood unless they are in a garage.
- ◆ Yard Waste pick-up continues every Monday (unless it's a Holiday) through the Fall. Please place all yard waste in brown paper bags or clear yard cans and leave on the curb for Monday pick up. Please do not leave bags at your curb all week, place them out on Sunday for the Monday pickup. **Dumping of yard waste, including grass clippings, branches and sod, on common HOA property is strictly forbidden. If you have hired someone to perform lawn maintenance at your home, it is your responsibility as a Homeowner to ensure that all lawn waste is disposed of properly.**
- ◆ Be Courteous to your neighbors and clean up after your dogs regularly, whether on walks around the neighborhood/common areas or in your own yard.
- ◆ There are several areas in the neighborhood marked as **NO PARKING** areas, either by sign, marks on the curb, or yellow curbing. Be mindful of these **NO PARKING** areas and remember, **NO PARKING MEANS NO PARKING!**
- ◆ Homeowners, if you have hired a contractor to work on your home or lawn **please remind them not to park along the No Parking areas**, the HOA has received numerous complaints regarding this.
- ◆ It has been brought to our attention there are people driving the wrong way behind the town homes. This is **VERY** dangerous especially this time of the year because children are out and about playing. The road behind the townhomes is one way going from South to North. Please use your better judgment and drive the correct way on this road. It only takes one time to cause an accident or hit a child.

BULK TRASH - SATURDAY, July 15th

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 the 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.

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