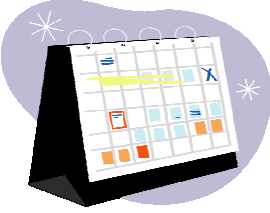




THE GOOD NEIGHBOR

July 2018



Calendar of Events

- July 21 (Sat.) - Bulk Trash
- July 15-21 - Special Assessment #2 (Paving) to be mailed out.
- Aug. 6 (Mon.) - HOA Meeting NC Senior Center @ 7pm
- Sept. 10 (Mon.) - HOA Meeting NC Senior Center @ 7pm
- Oct. 1 (Mon.) - HOA Meeting NC Senior Center @ 7pm
- Oct. 20 (Sat.) - Bulk Trash
- Nov. 5 (Mon.) - HOA Meeting NC Senior Center @ 7pm
- Dec. 3 (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

Greetings Neighbors,

The other day I had a thought occur to me—

If you had told me at the age of 17, that in my Mid-Thirties I would be the President of a Homeowner’s Association and that I would find myself writing quarterly about people not picking up after their dogs, I’d be very disappointed in the last part.

I’m not sure why anyone willingly moves into a neighborhood, surrounded by other homes & people, and willingly decides to not pick up after their dog while taking a walk through the neighborhood.

People ask me all the time, what can we do about this situation? Sadly, without proof of WHO is completing this disgusting act throughout our neighborhood, it is hard to do anything about it. But I implore you all once again, to pick up after your dogs. **IT’S DISGUSTING.**

Moving on, Summer is in full swing, and along with it, there is a slew of activities we can do. Last year, the Hampstead Police Dept. decided to expand National Night Out from a North Carroll Farms centered event, to an entire town event. We applaud them for their decision, and I hope that everyone will consider going to National Night Out on Tuesday, August 7, 2018 @ 6pm at the Hampstead Fire Hall.

Also the Hampstead Volunteer Fire Company Carnival is August 13-18, 2018 and is always a good time.

Next, in the last newsletter, we asked if anyone would be interested in attending a community picnic in September or early October, and to date we have had no replies. There’s still time to do so, but if the Board has not received any replies by the August 6 HOA Meeting, we will table the idea,

I hope everyone enjoys the Summer season!

Matt Muller

HOA President

Do You Have Concerns About the Mail Delivery?

The Hampstead Post Master was made aware of recurring issues with the North Carroll Farms Mail delivery and has asked us to compile a list of example with dates if possible. If you have noticed things such as: the cluster boxes left open, large packages being stuffed in your mailbox instead of being delivered to your door, or other issues, please email Northcarrollfarmshoa@gmail.com with the information. Thank you.

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

HOA Paving Project FAQ's

****Please note the DUE DATE for the 2018 SPECIAL ASSESSMENT is 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.

Reminders for Summer



As you are planning your Summer projects, including but not limited to solar panels, please be sure to submit your

Architectural Request Form and receive approval prior to starting your projects.



Trash/Recycling Pick-Up has changed to Tuesdays.

Please place your trash/recycling out Monday evening as the new trash company, Hughes, is a local company, & will be around earlier to pick up your items as they don't have as far to travel to do so.

Are you interested in...?

- Having a Neighborhood Picnic in September/early October?

If so or have other ideas, please email the HOA at northcarrollfarmshoa@gmail.com. If we have enough responses in favor of this event, an official announcement will be provided with plenty of advance notice.

Your Board Members as of May 2018

President-Matt Muller

Vice President-Joey Longmire

Treasurer-Cathy Hlubb

Secretary-Nicholas Ervin

Land Use Chair-Kim Brown

Architectural Committee Chair-Emily Wallerich-Croisette

Social Committee Chair-Heather Muller

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