



THE GOOD NEIGHBOR

July 2013



Calendar of Events

- Jul 20th (Sat) - Bulk Trash Day
- Aug 5th (Mon) - HOA Meeting - NC Senior Center 6:30pm
- Aug 6th (Tue) - National Night Out (NCF Pavilion)
- Sep 9th (Mon) - HOA Meeting - NC Senior Center 6:30pm
- Oct 7th (Mon) - HOA Meeting - NC Senior Center 6:30pm
- Nov 4th (Mon) - HOA Meeting - NC Senior Center 6:30pm

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,

Time seems to fly by. I can hardly believe 2013 is half over. There is a lot to cover since our last newsletter so let's get to it.

Annual Meeting: Our Annual meeting was held on May 6th 2013 and here is quick overview of the meeting. Guests in attendance were Mayor Chris Nevin and Police Chief Ken Meekins. Mayor Nevin spoke about the upcoming town election and brought us up to date regarding the latest town business. Chief Meekins once again reported crime in Hampstead remains very low and reminded us to lock our car doors and not to leave valuables in our vehicles. Committee Chairmen gave their reports and answered questions from those in attendance. Five new board members for the upcoming year were elected. Your 2013/2014 Board Of Directors will be: President – Ray Baker, Vice President – Jay Kelly, Treasurer – Ed Prince, Secretary - Matt Muller, Architectural Committee Chair – Joyce Gober-Williams, Land Use Committee Chair – Ron Williams and Social Committee Chair – Lisa Baker. Sadly the meeting once again was poorly attended. Your neighbors listed above have volunteered their time and talent however they cannot do it alone. I urge each and every one of you to become active in your association. We need your help. Make 2013 the year you get involved!

HOA Account Review: Currently Shaneybrook and Associates is in the process of doing a financial review of all HOA accounts as required by our by-laws. The report should be out within the next 30 days and will be published for everyone's review.

HOA Open Space : Due to lack of proper distance the HOA has decided to prohibit the batting of balls on HOA property behind the townhomes. Regrettably there just is not enough room to accommodate this activity. Those who wish to play baseball and softball may use the property on the other side of the volleyball net. Signs will be posted shortly behind the town homes stating this new policy.

Finally, I'd like to personally thank on behalf of the community our outgoing board members Anna Armstrong, Gary Armstrong, Mike Cutler and Dan Schiller. These board members have worked very hard to insure NCFs remained the premier community in Hampstead. I would like to especially recognize Gary for his 9+ years of dedication to this organization. Gary has been on the board since its inception and has worked tirelessly for the betterment of our community. Thank you all for everything you have done for this association and your community.

Have a safe and fun summer!

Ray Baker
HOA president

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

Architectural News

One of the biggest challenges the HOA faces has been convincing residents to keep their yards, fences and general property in compliance with the covenants, by-laws and restrictions of this neighborhood. The HOA has no desire to be BIG BROTHER over someone else's property nor will we get involved with neighbor disputes. However, we do ask that everyone abide by the Covenants, By-Laws and Restrictions we all agreed to and are legally bound by, when we bought our homes. These documents were initially established by the developer of North Carroll Farms for the purpose of keeping up the value of everyone's property and the overall good appearance of the neighborhood, all of which are important.

We have had a few instances where homeowners have erected fences or other structures without first getting approval from the HOA. If you are planning to build a fence, other structure or make an architectural improvement to your home, we request you contact the Architectural Committee and fill out the required form that can be found on the website.

For those of you renting your home, you are responsible for informing your tenant of the neighborhood requirements and are responsible for any violations, infractions or fines incurred at the residence that you own.

That being said:

- Pay your dues on time
- Pick-up your dog waste
- Mow your lawns, remove the weeds and keep the bushes trimmed
- Garbage Day is Thursday. Place your garbage in proper containers and pickup items that have blown out of your recycle bin
- All trailers (including pop-up campers) must meet architectural guidelines and be approved
- Don't encroach on your neighbors or HOA property
- If you want to build something, submit the required HOA Architectural Modification Form, Town of Hampstead and Carroll County permits
- Do not park on the lawns or Townhouse access roads
- Let the little ones have their Tot-Lot and have your teenage kids play someplace else
- If you use the HOA, Tot-Lot, pavilion or basketball courts, its garbage in-garbage out policy
- Stop complaining about your neighbors and say hello

Several years ago when my mother became ill and succumbed to her illness, we left town quickly to be by her side. Upon our return we found that someone had mowed our lawn for us.

It really was the most amazing thing; To this day, no one has taken credit for this act of kindness. I tell you this because isn't this the type of neighborhood we want to live in? Places where neighbors help each other out, instead of fighting and complaining about one another? Find out why the lawn is overgrown, or why the shutter needs rehanging. Maybe they need someone to hold a ladder for them, or their mower was broken by their son last week and is in the shop.

I have seen people help elderly neighbors by doing minor repairs to help sell their home because their spouse needed 24 hour care and they had no one to help. Family is not always available.

Is this not the example we want to show our children?

Remember, the HOA is made up of your neighbors. The HOA volunteers help to keep all of our costs down, such as not having to hire a management firm, and the property values of our homes up.

Please be patient. We are not tied to the HOA email and it may take some time for us to get back to you. Remember your email etiquette. The volunteers are giving time out of their busy lives and schedules as a service to the community. You catch more flies with honey than you do with vinegar.

Joyce Gober-Williams

Parking Bay Line Re-Striping to occur

September 13, 2013

Your Homeowner's Association has negotiated an agreement with a contractor of Baltimore, Maryland to re-stripe all of the parking bay lines within the North Carroll Farms Community. This work has been scheduled to begin at 9:00 a.m. on Friday, September 13, 2013. The contractor has all intentions of completing this work within one business day.

As you know, all parking spaces directly behind the townhouses are owned by the property owner. Therefore, the HOA will make an assessment to those townhouses for their fair share of the line re-stripping expense. We estimate that the cost per affected townhouse to be under \$11.00. This cost will be included with the 2014 annual dues statement.

While other work in the community will be done at this same time, please note that the homeowner is only responsible for the 2 parking bays directly behind his or her property. There are 4 townhouses that possess concrete pads which are accessed from the side access roads. These 4 properties are not affected by this work.

The entire work will include:

- Re-stripping of all parking bay lines directly behind all townhouses
- Re-stripping of all parking bay lines in the overflow parking lots, opposite of the townhouse parking bays
- Re-stripping of all parking bay lines at the pavilion
- Re-stenciling of the "No Parking" logos on all side access road curbing

What is required of the homeowners/tenants:

- * All vehicles must be removed from behind all townhouse buildings prior to 8:00 a.m. on Friday morning. All vehicles includes:
 - ◆ Cars and Trucks
 - ◆ Motorcycles
 - ◆ Stored Motor Homes/Travel Trailers
 - ◆ Any vehicle utilizing a car cover
- * The Homeowner's Association has obtained a waiver from the Hampstead Police Department to allow parking on the west side of Upper Forde Lane from 6:00 p.m. Thursday September 12 until 9:00 p.m. on Friday, September 13, 2013. Cars will not be ticketed for parking on this side of the street during this time period. Cars should however be parked going with the normal flow of traffic.
- * Vehicles cannot be parked temporarily on the townhouse access roads as these areas are already designated as "No Parking" zones. Vehicles also cannot be parked in the overflow lots or at the pavilion.
- * Single family home dwellers that periodically park along Upper Forde Lane are asked to use their personal driveways during this time to minimize vehicular congestion along Upper Forde Lane.
- * **Townhouse parking spaces and vehicles not complying with these requirements will be charged the appropriate portion of the fee charged to the HOA by the contractor, in the event the contractor has to make one or more return trips to complete the work. These return fees could be as high as \$275.00. The Hampstead Police Department will be utilized for any situation deemed necessary.**
- * **Homeowners that are renting their property are responsible to notify their tenants of this pending work. Any fees incurred by the tenant will be the responsibility of the homeowner.**

Any questions in regards to this work must be directed to the Homeowner's Association.



**SUPPORT CRIME AWARENESS
TUESDAY AUGUST 6, 2013**
Turn on Porch Lights from 6:30PM to 10:00PM

Where:
North Carroll Farms Pavillion
1858-1868 Upper Forde Lane

6:30PM - 9:00PM
Community Cookout
& Music
(Hot Dogs and Drinks Provided)

8:00PM - 8:30PM
Messages from the Mayor,
Chief of Police &
HOA President



Fingerprinting
for Children



Explore a Hampstead
Fire Truck



Meet
McGruff the Crime Dog

Be Involved
in Your Community

Talk to the Mayor
and the Chief of Police

Inflatable Obstacle
Course

NORTH CARROLL FARMS
2013-2014
HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS

PRESIDENT

Ray Baker

VICE PRESIDENT

Jay Kelly

TREASURER

Ed Prince

SECRETARY

Matt Muller

ARCHITECTURAL COMMITTEE CHAIR

Joyce Gober-Williams

LAND USE COMMITTEE CHAIR

Ron Williams

SOCIAL COMMITTEE CHAIR

Lisa Baker

Carroll County Community Mediation Center

Carroll County Community Mediation Center (CCCMC) offers conflict resolution training and free mediation services to county residents at times and locations convenient to participants.

Mediation is offered between two or more people involved in a dispute or in the process of making difficult decisions. It is a voluntary and confidential process, in which neutral mediators help participants find win-win solutions to their conflict.

Mediation lets people speak for themselves, make their own choices and control the outcome. Participants develop solutions that meet everyone's needs, which can then be put into a written agreement.

Mediation is an alternative to traditional conflict resolution methods such as courts and counseling.

Types of mediation services offered include:

- business/customer
- employer/employee or coworkers
- landlord/tenant
- roommates
- family disputes – parent/teen, husband/wife, siblings, in-laws
- neighbor/neighbor
- community
- parenting plans
- senior adult
- re-entry

Mediations can occur anytime between 9 a.m. and 9 p.m. in two hour increments seven days a week at locations throughout Carroll County.

All CCCMC mediators are volunteers from the community. They represent the racial, economic, age and educational diversity of Carroll County. All volunteers complete a 50-hour intensive Mediation Training, an apprenticeship, evaluations and continuing education.

To take advantage of mediation services or learn about volunteer mediator training:

Call: 410-848-1764

Email: pryan@carrollcc.edu

Fax: 410-848-5479

Observance of Traffic Flow Behind Townhouses

Recently there have been a few comments in regards to “near miss” vehicle collisions behind the townhouses due to vehicles traveling opposite the marked direction of traffic flow, as well as excessive speed. The direction of traffic flow is adequately marked on the blacktop, as well as “Do Not Enter” signs posted at the egress ramp of each access road. Vehicle speed should also be kept to a minimum. All North Carroll Farms residents as well as their guests, are asked to abide by these requirements. Those leasing out their properties need to communicate this requirement down to their tenants. Obviously this message won't reach those who do not live in the neighborhood, but repeat offenders (both residents and non-residents) can be reported to the Hampstead Police Department.

For more information visit www.northcarrollfarmshoa.org
or email northcarrollfarmshoa@gmail.com

Barbeque Safety

It is the time of year when the nice weather arrives and outdoor cooking begins. We want you and your loved ones to enjoy this season SAFELY! Below are some tips from the National Fire Protection Association (NFPA) that they hope will help:

- Always supervise a barbecue grill when in use.
- Position the grill well away from siding, deck railings and out from under eaves and overhanging branches.
- Keep children and pets far away from grills: declare a three-foot "safe zone" around the grill.
- With charcoal grills, only use charcoal starter fluids designed for barbecue grills and do not add fluid after coals have been lit. NEVER use gasoline!
- With gas grills, be sure that the hose connection is tight and check hoses carefully for leaks. Applying soapy water to the hoses will easily and safely reveal any leaks.
- All propane cylinders manufactured after April 2002 must have overfill protection devices (OPD). OPDs shut off the flow of propane before capacity is reached. OPDs are easily identified by their triangle-shaped hand wheel.
- Remember to keep your grill clean! Periodically remove grease or fat buildup in trays below grill so a hot grill cannot ignite it.
- Wear short, close fitting or tightly rolled sleeves when cooking. Loose clothing can dangle onto grill and catch fire.
- DO NOT store the propane tanks for your gas grills indoors.
- REMEMBER! Propane and charcoal BBQ grills must only be used outdoors. If used indoors, or in any enclosed spaces, such as tents, they pose both a fire hazard and the risk of exposing occupants to toxic gases and potential asphyxiation.

Practice safety and enjoy the summer!



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