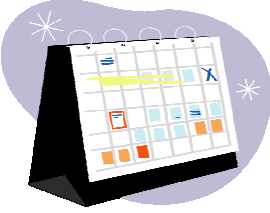




THE GOOD NEIGHBOR

November 2017



Calendar of Events

Nov. 27 (Mon.) - Last Day for Yard Waste Pick-Up

Dec. 1 (Fri.) - Nominations Start for the Holiday Decorating Contest

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

Jan. 2 (Tues.) - Voting to Start on the Holiday Decorating Contest Nominees

Jan. 8 (Mon.) - HOA Meeting, NC Senior Center @ 7pm

Jan. 16 (Tues.) - Annual HOA Dues to be Mailed Out

Feb. 5 (Mon.) - HOA Meeting NC Senior Center @ 7pm

Feb. 28 (Wed.) - Annual HOA Dues are Due

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,

In approximately 6 months, on May 7, 2018, the HOA will have our next annual meeting. Why am I telling you this now? Because I am asking every person who lives in or owns a home in this community to mark that date on their calendar now and to try to attend this meeting.

Next year, rather than bring in guests from the town to talk, our only agenda will be a budget overview, followed by community discussion/Q&A and then a vote on open board positions.

I truly feel we are at an interesting place as a community. There are folks who live here who want to see more community events, but then when we host one only 5 people attend. And there are other folks who want to see no events and just an HOA that covers maintenance and repairs of common areas only.

Frankly, we ALL need to decide how to move forward and I'm hoping we can do so at a community meeting together. In the past we've put questions like this out via email or in the newsletter and the response has been so underwhelming it makes you wonder if anyone even reads it. Maybe that's the answer in and of itself.

In closing, this is not a plea for board members, although that needs to be addressed too. Per the bylaws of this community the board has to have a minimum of 5 and up to 7 board members, regardless of if there is a management company in place. I personally spoke to one local company and their fees would raise dues \$25 (per house) to start, and that number could go up essentially whenever they felt like raising it. And I have a hard time paying that knowing that we can run this HOA ourselves for free.

I hope to see a number, if not all of you, at the meeting in May. If you already know you will be unable to make it, please consider coming out to one of our monthly meetings, listed in the Calendar of events to the left of this article.

Matt Muller

HOA President

Notice of Public Meeting

On Wednesday, November 29th, 2017 at 6pm, there will be a public meeting to consider any public comment regarding Greenmount Station's request to operate a satellite simulcast betting facility adjacent to the restaurant. The meeting will be held at Greenmount Station. Please plan to attend if you have any questions or concerns.

Posted at the request of the State of Maryland Department of Labor, Licensing, and Regulation.

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

North Carroll Farms Tree Bank Update

On Saturday, November 4th, 288 trees were planted in our green space/common area. As this tree bank grows, it will make a lovely forest buffer from the train and the neighboring businesses. We had enthusiastic volunteers from our neighborhood, including the North Carroll Farms Board, plus Hampstead Tree Commission, Girl Scouts, and other Carroll County residents excited to make a community contribution.

It was wonderful to see so many children involved with this volunteer work, knowing the importance of trees. All of the trees were planted in about 2 hours, as the holes were pre-dug for us.

Please ensure your children and pets mind the forest restoration zone and give the trees space to grow. We had an issue with unsupervised children vandalizing our first batch of trees around the playground by pulling off branches and carving into them and I am hopeful we won't have further issues like that.

Kim Brown

Land Use Chair



Info. on Last Yard Waste Pick-Up

Fall is a great time to get ahead of the weeds: pull them and heavily mulch to get ahead of their spring growth.

The last day of town yard waste pick-up is Monday, November 27th. Please remember blowing leaves into the street or burning yard waste is illegal. Bundle sticks in bales no longer than 3 feet long or use approved yard waste bags or a clear trash can. See the Town of Hampstead website for more information. Disposing of yard waste in HOA common areas or forest conservation areas is strictly prohibited. Pick-up of yard waste after 11/27/17 will need to be privately arranged.

And the Winner is...



Congratulations to the Homeowners!

Holiday/Christmas Decorating Contest

The NCF HOA Board has decided to reinstate the Holiday/Christmas Decorating Contest. Entrants can email their photos to northcarrollfarmshoa@gmail.com starting December 1st. Last day to enter will be January 2nd, 2018 at which time online voting on the Official HOA Facebook will commence. Voting will end January 8th. Winner to be announced in the January newsletter.

**Happy
Holidays!**



Snow Removal

- ◆ Any time the Emergency Snow 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.
- ◆ 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.



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.
- ◆ 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 townhomes. This is **VERY** dangerous. 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.
- ◆ If you witness Trash/Recycling trucks driving the wrong way behind the townhomes, please call the Town of Hampstead to report this behavior. If you are uncomfortable doing this, please make the HOA aware & we will contact the town of Hampstead on the Neighborhood's behalf.

Find us on Facebook at

www.facebook.com/NorthCarrollFarmsHOA

North Carroll Farms HOA
PO Box 367
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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