



THE GOOD NEIGHBOR

October 2014



Calendar of Events

- Oct 18th (Sat) - Bulk Trash
- Oct 26th (Sun) - Halloween Parade 4pm
- Oct 31st - Halloween Trick or Treating 6-8pm
- Nov 3rd (Mon) - HOA Meeting - NC Senior Center 6:30pm
- Dec 1st (Mon) - HOA Meeting - NC Senior Center 6:30pm
- Jan 5th (Mon) - HOA Meeting - NC Senior Center 6:30pm
- Jan 15th (Thu) - 2015 Dues Notices mailed
- Feb 28th (Sat) - 2015 Dues payments due

Help us keep you up to date on community news and events by sending us your updated email address!



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North Carroll Farms Halloween Parade

Sunday, October 26th @ 4pm

Starting at the south end of Upper Forde Lane, parading behind the townhomes ending at the pavilion.



Treats and drinks provided.

Volunteers needed.

Please email northcarrollfarmshoa@gmail.com.

Town of Hampstead Trick or Treating will be on Friday, October 31st from 6 - 8pm.

BULK TRASH - SATURDAY, OCT 18th

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.

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

A Message from the HOA President

Dear Neighbors,

This past summer a few of our residents went above and beyond to make our community a little nicer for everyone. I would like to personally say "Thank You" for the great work they have done. You will find the full list and pictures on page 3.

As summer turns to fall the HOA board goes into planning mode. I'd like to bring to your attention to 2 very important meetings. The first one is Monday, November 3rd. At this meeting we will begin planning for 2015, discussing the budget, dues and social calendar. On Monday, December 1st the board will be voting on a new budget and setting the annual dues amount for 2015. I urge you to attend both of these important meetings.

Through some extensive research, the Board of Directors has learned that two parcels of land that were turned over by the developer to the HOA are actually still owned by Woodhaven Building and Development Company, Inc. The parcels, "K" located at the North entrance of the community between Route 30 and the railroad tracks on the right side and "N" located at the South entrance next to the garage before you reach 1803 Upper Forde Lane have been maintained by the HOA. We have contacted Woodhaven and notified them (and the Town of Hampstead) that beginning 11/1/2014 the HOA will no longer maintain or be responsible for these properties.

In this newsletter you will notice we have posted the HOA's dues policy. This will also be uploaded to our website and distributed with the dues notices in January. Going forward, this policy will be strictly enforced. Please be sure you read and understand the policy. If you have any questions, please ask. Over the last several years, the HOA Board has gone out of their way to collect past due accounts. We have been very accommodating and in some cases had to go door to door to collect. Sadly, every year we have the same people who do not pay on time and wait for us to come knocking to pay their dues. Going forward this will not happen. We appreciate your cooperation.

On a positive note, not long ago one of our homeowners emailed to let us know that a film crew was shooting footage of the neighborhood for a Brothers Services commercial. When he asked the crew why North Carroll Farms was chosen, they replied that it was one of the most diverse and attractive communities in Hampstead. That was a nice compliment for North Carroll Farms. We can attribute this to all of the hard work you put into your homes and the architectural policies we have in place.

Ray Baker



There have been a number of comments made to the HOA Board of Directors with regards to individuals, both residents and non-residents, parking their vehicles on the townhouse access roads. Parking on these access roads for any reason other than emergency vehicle use is not permitted. All access roads are clearly marked with signage as well as curb markings. These access roads are only wide enough to provide for vehicle entrance and exit to and from the back of the townhouses. In addition, they need to remain clear for emergency vehicle access. It is the homeowners responsibility to inform both guests, and any service contractor's that they may be using, of this requirement. Note that the HOA can request any vehicle parked on these access roads to be towed at any time without warning, at the owner's expense.

Thank You!

The North Carroll Farms Board of Directors would like to recognize and thank some of your neighbors.....

**Stacey and Brian Guerin for donating 10 bags of sand for the horseshoe pits at the Pavilion

**Kim Brown for donating the trees recently planted around the Tot Lot

**Matt Muller for planting the trees around the Tot Lot

...Nathaniel Jackson, who is in the process of completing his Eagle Scout project by installing benches and painting lines at the basketball court



...Kim Brown for organizing the Community Rain Garden project in front of the playground

Community Rain Garden in celebration of Earth Day

Kim & Kevin Brown and Jonathan & Kleiner and their children spent the day on Sunday, April 27th creating the gardens you see in the picture below. Kim selected native plants that will attract hummingbirds and butterflies while their root systems should lessen the flooding in front of the playground.

North Carroll Farms HOA Dues Policy

- HOA dues are paid annually.
- **January 15th** - Dues invoices are mailed to homeowners.
- **February 28th** - Payment is due.
- **March 30th** - Payments **received** after this date incur a \$20 late fee plus interest at the rate of 18%/year.
- **April 5th** - Certified letters are mailed to delinquent homeowner informing them they have until April 30th to make payment or payment arrangements. Cost of certified letter is added to outstanding invoice.
- **May 1st** - HOA will begin legal proceedings to file suit in Small Claims Court and secure judgment against homeowner. A lien will also be placed on the property. Both of these items are monitored by the credit bureaus and will appear on your credit report. The cost of these legal proceedings will also be added to the outstanding bill. At this time the homeowners voting rights are suspended.
- **July 15th** - If payment is still not received HOA will pursue additional legal action that may include wage garnishment and foreclosure. The cost of these legal proceedings will also be added to the outstanding bill.



National Night Out was once again a successful event . Over 100 adults and children attended the event on Tuesday, Aug 5th enjoyed hot dogs, subs and cake, an inflatable obstacle course and a visit from both McGruff the Crime Dog and the Hampstead Volunteer Fire Department. Thank you's go out to the Hampstead Police Department, Carroll County Sheriff's Department and many others that volunteered their time including the following sponsors: Walmart, Jiffy Mart and Astro Events.



Friendly Reminder:

Please be courteous and clean up after your dogs both in the common areas and while walking.

For more information email northcarrollfarmshoa@gmail.com

Playground Cleanup March/April 2015

Please contact the HOA if you would like to help with the playground cleanup this spring!!!!



- Spreading Wood Chips
- Cleaning Playground Equipment



Carbon Monoxide Safety

A buildup of [carbon monoxide](#) (CO) from incomplete combustion of fuels, such as natural gas or gasoline in a generator, and inadequate ventilation can cause carbon monoxide poisoning. Signs of buildup of this colorless, odorless gas include:

- Stuffy, stale or smelly air
- High humidity
- Soot from fireplaces or furnaces

The best treatment for overexposure is to get lots of fresh air and immediate medical attention. To reduce the risk of carbon monoxide poisoning, gas and oil appliance manufacturers recommend a yearly safety check-up. A qualified heating contractor can perform this service.



SNOW REMINDER



- ◆ 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.



Check out our website for the most up to date news, calendar of events, contact information for board members and other important things you want to know.