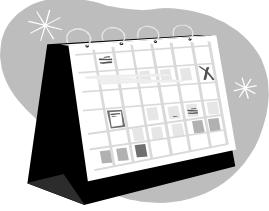




# THE GOOD NEIGHBOR

SPRING 2016



## Calendar of Events

May 2 (Mon) - HOA Annual meeting -NC Senior Center 7:00pm

May 10 (Tues) - Hampstead Town Council meeting 7:30 pm

June 6 (Mon) - HOA meeting - NC Senior Center 6:30pm

June 4 (Sat) - Farmers Market Hampstead begins 9:00—noon

June 14 (Tues) - Hampstead Town Council meeting 7:30 pm

July 11 (Mon) - HOA meeting—NC Senior Center 6:30 pm

July 16 (Sat) - Bulk Trash

*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

Dear Neighbors,

I hope everyone is enjoying this beautiful weather. I have a few very important items I need to touch on and they are listed below

### Annual Meeting

As you are aware our annual meeting will be held on Monday May 2<sup>nd</sup> @ 7PM. Your input and opinions are very important to us. Several important topics will be discussed:

- Repaving of HOA owned roads and parking spaces. The repaving is expected to cost approximately \$100,000. How do we raise the money for this expense? A onetime assessment or do we break it up into installments?
- We need volunteers! We will be electing 3 new board members at this meeting. As of this writing we do not have enough people to fill these positions. If you would be interested in making a difference in our community please reach out to us at [northcarrollfarmshoa@gmail.com](mailto:northcarrollfarmshoa@gmail.com). The newly elected board members will be making a lot of decisions that will greatly impact the future of this association.

### Dues

Thank you to everyone who has paid their HOA dues. If you have not paid your dues and are having financial difficulties please contact us and we can work something out. Dues that are not paid in full by June 1<sup>st</sup> will be turned over for legal action.

### Cars Traveling the wrong way behind the town homes

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. Cars seen going the wrong way will be turned over to the Hampstead Police Department. Driving the wrong way on a one way street is an offense that can be ticketed. Please use your better judgement and drive the correct way behind on this road. It only takes one time to cause an accident or hit a child. Thank you in advance for your cooperation.

I look forward to seeing you at our annual meeting on May 2<sup>nd</sup>!

Thanks!

Visit [www.northcarrollfarmshoa.org](http://www.northcarrollfarmshoa.org) or email [Northcarrollfarmshoa@gmail.com](mailto:Northcarrollfarmshoa@gmail.com) with questions !

**2016 BUDGET**

01/01/16 - 12/31/16

INCOME	Budget
2016 Annual Dues	\$ 33,440.00
2016 Prepaid Dues	\$ -
Late Fee on Dues	\$ -
2016 Special Assessment	\$ -
Interest Earned	\$ -
Total Income	\$ 33,440.00
<b>EXPENSES</b>	
Charitable Donations	\$ 100.00
HOA Lawn Maintenance	\$ 12,950.04
HOA Repairs	\$ 5,000.00
HOA Snow Removal	\$ 9,000.00
Insurance- Business and Liability	\$ 825.00
Office Supplies	\$ 150.00
P O Box Fees	\$ 74.00
Postage and Delivery Fees	\$ 525.00
Accounting Fees	\$ 800.00
Legal Fees	\$ 1,000.00
Social Budget (Yard Sale, Halloween, Easter)	\$ 200.00
Taxes/Filing Fees	\$ 100.00
Website Hosting	\$ 120.00
Monies to Reserve Account	\$ 2,595.96
TOTAL EXPENSES	\$ 33,440.00

**North Carroll Farms Annual Community HOA Meeting  
Will be on Monday May 2, 2016**

**At North Carroll Senior Center, 2328 Hanover Pike, Hampstead, MD**

The major topic for discussion will be the repaving of HOA owned roads. The roads will need to be repaved in the next 3 - 5 years, estimates for this work have been \$100,000+ . Each home ( homeowner ) will be responsible for an equal portion of this cost. That is \$450+/- per household. The discussion will involve the best method to cover this cost.

- \* Raising the annual dues over the next three (3) years
  - \* A one time special assessment (\$450)
- \* Special assessment over the next three (3) years (\$150).

**This is a very important matter and needs the co-operation of every homeowner to reach a fair and reasonable decision.**

Also on the agenda:

A representative from the Town of Hampstead will be present to answer question about the town's future plans.

Chief Meekins will speak regarding police issues in the town and our community.

Get an update on the state of the HOA.

Election of three (3) board members to serve new three (3) year terms.



FreezerPrint.com

The Easter Egg hunt in March was a big hit.

We managed to get it in before the **SNOW** came and everyone had a fun time



MEET YOUR  
NORTH CARROLL FARMS  
2015-2016

HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS

**PRESIDENT**

Ray Baker

**VICE PRESIDENT**

Doug Torgeson

**TREASURER**

Cathy Hlubb

**SECRETARY**

Matt Muller

**ARCHITECTURAL COMMITTEE CHAIR**

Emily Croisette

**LAND USE COMMITTEE CHAIR**

Dan Schiller

**SOCIAL COMMITTEE CHAIR**

Ted McCrobie

**Roof Right** Inc.  Your Premier Roofing, Siding, Windows, Doors, Skylights, and Deck Installers  
1-877-RR TOUGH

**Estate Care**  Landscape Services

Products Available:  
Mulch (bulk & bagged), Stone, Sand, Firewood, Salt, and now **Nicolock Pavers**  
Services Available:  
Lawn Care, Skid Loader Work, Tree Work, Hardscapes (pavers and retaining walls)

**\$250 Service Special**  
Repair pipe gaskets, gutter cleaning, re-secure ridge vent, repair nail pops

**Spring Special**  
Free Delivery for any Product: 1 yard or more, delivered to NC Farms

**\$1,500 Slider Special**  
6' Cutting Edge Plus Sliding Glass Door: Energy Star Rated, Low-e/Argon Glass. Includes basic installation

**North Carrol Farm Special**

  **Hampstead Tool Rentals**

*Sparkey's Small Engine Repair*

2027 Hanover Pike Hampstead, MD 21074  
410-374-9461

**Kawasaki** Engines      **KOHLER** ENGINES      **HONDA** ENGINES



If you are planning Spring or Summer Projects or installing solar panels, please be sure to submit your Architectural Request Form and receive approval prior to starting your projects.



### \*\*\* Neighborly Reminders \*\*\*

Below is a list provided with some of our “neighborly” reminders ...

Please ensure all trash is properly disposed of and that trash cans are not left at the street after pick-up. This includes newspapers and other debris that accumulate in your yards or on the front sidewalk.

#### **Please clean up after your pet!**

If you own several vehicles be considerate of your neighbors and park as many as you can in your driveway and garage.

#### **The community speed limit is 25 mph please adhere to this.**

We only have a few stop signs in the community and several of them are school bus stop locations or close to school bus stop locations. Take the time to slow down and stop at these signs.

Spring is here although with the recent snow it is struggling to arrive in force. As we spend time out of doors and the kids are playing outside more, lets enjoy the spaces we are fortunate to have here.

While doing so be mindful of the trees and shrubs at the tot lot.

Provided by the hard work and donations of members in this community, these poor trees have had a lot to struggle through with our winters and dry spells. I would like to have us all remind ourselves and our children not to pick the buds or break the limbs off them. In addition, if we could ask others not to if we see a visitor doing it.

Several trees have died already and we do not want to replace more.

This is everyone's home so I know we will all appreciate those trees when they have a chance to leaf out in the future.

**A car key with key fob was found around the intersection of Upper Forde Ln. and Fallow Dr. If you lost a car key and fob recently please reply to this email and we will get you in touch with the person who found it. If these are your keys contact the HOA for more information**

North Carroll Farms Home-  
owners Association  
PO Box 367 Hampstead MD  
21074