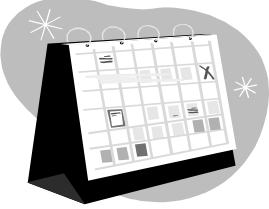




THE GOOD NEIGHBOR

APRIL 2013



Calendar of Events

- Apr 13th (Sat) NCF Community Work Day 8am at the Pavilion
- May 6th (Mon) - Annual HOA Meeting - NC Senior Center 7pm
- May 11th (Sat) - NCF Community Yard Sale
- May 18th (Sat) - Hampstead Day Main Street
- May 27th (Mon) - CCPS Closed - Memorial Day
- Jun 3rd (Mon) - HOA Meeting - NC Senior Center 6:30pm
- Jun 12th (Wed) - CCPS Last Day for Students
- Jul 1st (Mon) - HOA Meeting - NC Senior Center 6:30pm
- Jul 20th (Sat) - Bulk Trash Day
- Aug 5th (Mon) - HOA Meeting - NC Senior Center 6:30pm
- Aug 6th (Tue) - National Night Out (NCF Pavilion)

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



Inside This Issue

Message from the HOA President	1
Yard Sale Annual Meeting	2
Land Use / Hampstead Day	3
Traffic Safety	4
Injury Prevention / Yard Waste	5

A MESSAGE FROM THE HOA PRESIDENT

Greeting Neighbors,

Our community's Annual Meeting will take place on Monday May 6th at 7PM @ the North Carroll Senior Center located at 2328 Hanover Pike Hampstead MD. This meeting should last about 2 hours. I urge you to attend as there are many issues that will be discussed that will affect you, your family, and our community. We will take a look back at our accomplishments from last year and discuss what the plans are for the remainder of 2013 and look forward into 2014. In addition we will review our finances and discuss the HOA's budget, expenses and dues. This meeting is designed for all of us to ask questions, share ideas and to come up with solutions to any problems within our community. Please mark your calendar and plan to attend this very important meeting.

Since you are a homeowner in North Carroll Farms, this is YOUR HOA. Your HOA needs your help!!!! Due to terms ending and other unforeseen issues we have 4 open board positions that will be elected at our annual meeting. We are in need volunteers to step forward and donate their time expertise. Depending upon the time of year and the position held, we are asking for less than 5 hours of your time per month. This is a great way to make new friends and help the community grow and prosper. You will help shape the future of our community. Should you have any questions and/or would like your name to be placed on the ballot, please send an email to northcarrollfarms@gmail.com. We appreciate all the help we can get.

Finally, I would like to thank the current HOA Board for everything they did this year for our community. Thanks to their hard work, North Carroll Farms remains the preferred community in Hampstead to live in and raise a family. It was my pleasure to have worked with you and I greatly appreciate all your time and effort.

I look forward to seeing you on May 6th!



HOMEOWNER'S ASSOCIATION

Get

Involved!

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



COMMUNITY YARD SALE

SATURDAY MAY 11th



ANNUAL HOA MEETING

Our Annual HOA Meeting for 2013 will be held Monday May 6th at 7 PM

At the North Carroll Senior Center Cafeteria

2328 Hanover Pike, Hampstead, MD

Here is what we have planned:

- Hampstead Mayor Chris Nevin will answer your questions and address your concerns regarding town issues.
- Police Chief Ken Meekins will speak regarding police issues in the town and community.
- Get an update from the HOA Board of Directors on the state of your HOA.
- Place your vote to elect 4 new board members.
- Receive a complete financial update for the HOA.
- Discuss important issues such as Dues Increases and HOA Reserves.
- A full question and answer segment to address your issues and concerns. We'd love to hear your ideas!

Please mark your calendars and we will see you on May 6th!

We are currently in need of homeowners interested in serving on the board. Please e-mail northcarrollfarmshoa@gmail.com before May 1 to be added to the official agenda.

For more information email northcarrollfarmshoa@gmail.com

LAND USE COMMITTEE REPORT

Coming soon!!!!

The HOA has contracted a company to paint the parking stripes behind the Townhouses. There will be an e-mail notice and flyer sent out to announce the date and time.

The grills and volleyball net will be installed on April 13, 2013 and the horse shoe pit will be available. One basketball rim needs to be replaced soon. Please remember that this area belongs to our community and we all need to do our part to keep it clean!

ATTENTION: All homeowners, a new **DO NOT ENTER** sign will be installed on April 13, 2013 at the end of the road behind the town homes. This sign confirms the correct flow of traffic and will strictly be **ENFORCED** no further WARNING/NOTICE will be given.

This year a challenge has been sent out to anyone that thinks they can beat me in horseshoes **young** or **old, big** or **small**. I'm good! Real good! The stakes are **high**! Make them what ever you want! **WITHIN** reason of course!

Gary Armstrong

Land Use Chairman



THE 40TH ANNUAL HAMPSTEAD DAY

The 40th annual Hampstead Day will be held on Saturday, May 18, 2013 from 8:00 a.m. to 4:00 p.m. Hampstead Day is designed as a fun filled event for the entire family. Hampstead Day has various vendors, food and a variety of entertainment along Hampstead's Main Street corridor. Bring the whole family and enjoy your day in downtown Hampstead!

Parking at North Carroll High School with free shuttle bus and free tram transportation down Main Street with four (4) pick up and drop off locations. This service will run from 9:30 AM until 2:30 PM.



TRAFFIC SAFETY IN THE COMMUNITY

Spring is quickly approaching, and with that, we need to be ever vigilant with our driving. As more and more people will be ditching their bear coats for the excitement of both warmer and longer days, it is exactly those same people we need to be paying special attention to when driving in their neighborhoods to or from jobs.

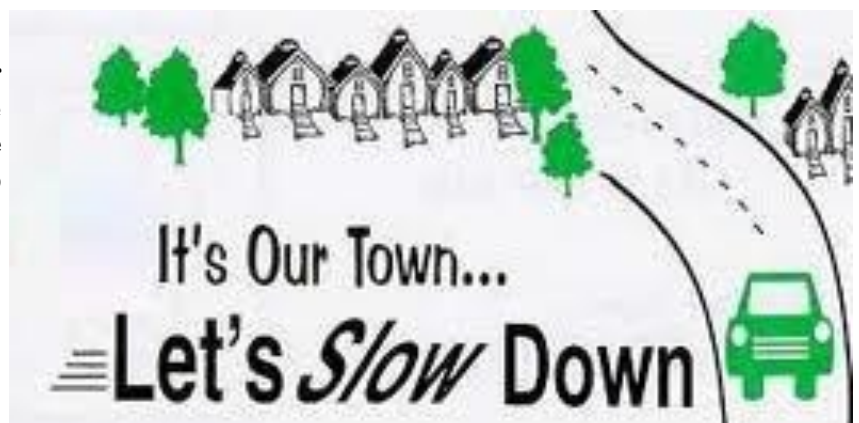
Some of the dangers we will run into are as follows:

- More frequent dog walking
- Joggers in early mornings and late evenings because of the warmer weather
- Kids at play
 - And based on the recent Volkswagen commercial, loose balls going into the street
- People lugging in groceries who have to cross the street

Below are some things we can do to help prevent an accident:

- Maintain a watch on traffic in front of you of both 3 and 8 seconds based on the speed limit
- Pay attention to pedestrians travel path and anticipate if they make any sharp turns into your travel path
- If you notice a dog walker with their dog not on a leash, keep an eye open to the dog coming in your path
- Special attention should go to kids playing because they tend to change directions quickly and could get hurt
- Travel slower when you notice high pedestrian activity near the street

As always, it is important that wherever you travel to pay attention to both vehicle and pedestrian traffic. Keeping the above things in mind while traveling will help you keep safety first.



APRIL IS INJURY PREVENTION MONTH

The [American Academy of Orthopedic Surgeons](#) has sponsored Injury Prevention Month this April.

More than 3 of every 5 accidental injuries that occur annually in the United States are to the musculoskeletal system.

Over half of musculoskeletal injuries occur at home. These include sprains and strains usually incurred during sudden movements or excessive use.

Falls are the leading cause of nonfatal musculoskeletal injuries. Accidents, cumulative motion and repetitive motion are other causes.

Tips for Preventing Injury:

- Watch your step – avoid slips, trips and falls
- Use the right tool for the job
- Use good posture and avoid awkward postures
- Keep your muscles and joints limber through stretching and exercise
- Think ergonomics



YARD WASTE

A friendly reminder to the community that yard waste pick up began on Monday April 1st, and will continue into the fall . Please place all yard waste in brown paper bags and leave on the curb for Monday pick up. Please do not leave bags at your curb all week, place them out on Sunday for the Monday pickup.

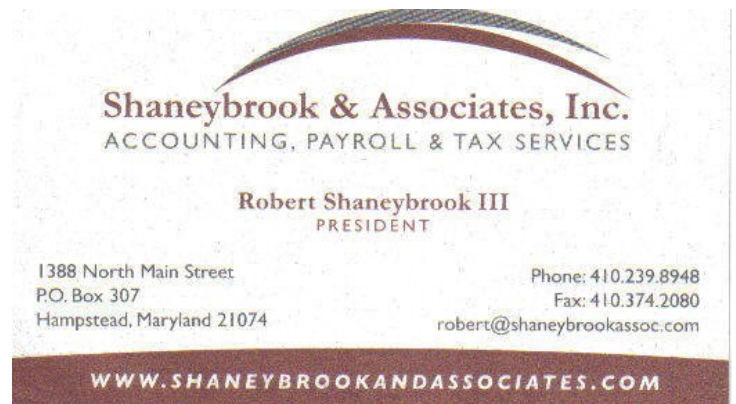
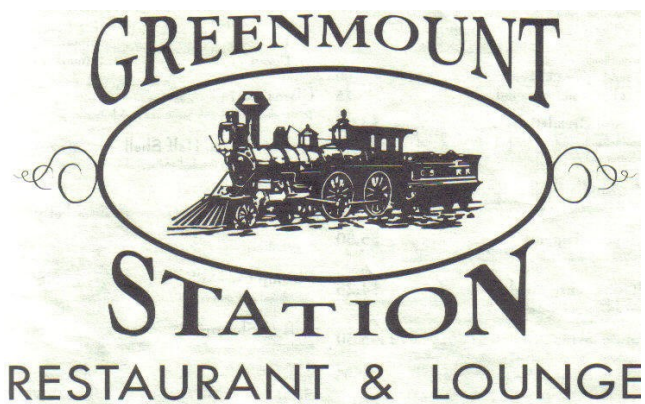
Dumping of yard waste, including grass clippings, branches and sod, on common HOA property is strictly forbidden. If you have hired someone to perform lawn maintenance at your home, it is your responsibility as a homeowner to ensure that all lawn waste is disposed of properly.



NORTH CARROLL FARMS
HOMEOWNER'S ASSOCIATION
P.O. BOX 367
HAMPSTEAD, MD 21074



www.northcarrollfarmshoa.org
northcarrollfarmshoa@gmail.com



Friendly Reminder:

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