



# THE GOOD NEIGHBOR

JANUARY 2013



## Calendar of Events

Jan 21st (Mon) - CCPS Closed - Martin Luther King, Jr. Day

Jan 28th (Mon) CCPS Closed - End of Marking Period

Feb 4th (Mon) - HOA Meeting - NC Senior Center 6:30pm

Feb 18th (Mon) - CCPS Closed - President's Day

Feb 19th (Tue) - CCPS Closed - Professional Dev. for Teachers

Mar 4th (Mon) - HOA Meeting - NC Senior Center 6:30pm

Mar 16th (Sat) - Bulk Trash Day

Mar 23rd (Sat) - NCF Annual Easter Egg Hunt - Tot Lot

Mar 28th (Thu) - Apr 2nd (Tue) - CCPS Closed - Spring Break

Apr 1st (Mon) - Yard Waste Pickup Begins

Apr 1st (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!*



## Inside This Issue

Message from the Board	1
Land Use Committee Report	
Social Committee Report	2
Signs in the Community	
Treasurer Report / Budget	3
Safe Winter Driving	4
National / Local Recognition	5

## A MESSAGE FROM THE HOA BOARD

### CONGRATULATIONS!



Please join the North Carroll Farms HOA board in congratulating Anna Armstrong on her new position as the Assistant to Hampstead Mayor, Christopher Nevin.

While that is great news for Anna, her new position will present a conflict of interest and prevent her from continuing in her role as North Carroll Farms HOA President. With a heavy heart, Anna resigned from the HOA Board at the January HOA meeting.

That said, there is a vacant position on the HOA Board and we need a volunteer from the community to join us. In the interim period, Vice President Mike Cutler will assume the Presidential duties.

~NCF HOA Board

## LAND USE COMMITTEE REPORT

I attended the Town council meeting of Hampstead at the Town Hall on January 8, 2012. I was able to address the issue regarding painting the curbs exiting the single family home flag lots yellow (5' or 8' on both sides of curb). I stated that the HOA had no objection to accepting the Town of Hampstead's offer to paint a total of 11 side street curbs. During the meeting Mayor Nevins suggested that any North Carroll Farms resident may provide any additional feedback to him at the next council meeting.

Two major reasons that this issue was brought to the town by NCF Residents :

### 1. Safety

The community continues to experience issues with cars exiting the single family home flag lots into the main street with the inability to see oncoming traffic from either direction. This will also enable the ability to better see our children playing in the area. (I have personally witnessed near accidents with our children playing in the area).

### 2. Aesthetics of our Community

To allow space for single family homeowners to properly place trash cans at the assigned areas on trash day. (Trash cans are often placed on our sidewalks due to vehicle blockage too close to our exit of side streets of the single family homes).

~ Gary Armstrong, Land Use Chairman

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

## SOCIAL COMMITTEE REPORT

I can't believe that the holidays are over already! We had a great Halloween party for the kids and had several contestants for the best costume contest. At the end of the day, "Pirate Officer Spiderman Cowboy" took home the top prize, a \$15 McDonald's gift certificate. See the picture to the right for the 3 costume prize winners.

The HOA needs volunteers to plan and organize the next two upcoming events: The Easter Egg Hunt and the Annual Golf Outing. Without help from community volunteers, these events will NOT be possible.

If you are able to help with either event, please contact [Jay Kelly](#) or come to the next HOA meeting at the North Carroll Senior Center.



## SIGNS IN THE COMMUNITY

You may have noticed several small yard signs popping up near the entrances of the community lately. While yard signs are expressly prohibited by the HOA By-Laws on individual lots, there is nothing governing signs on HOA community property. While we want to continue to support the community and businesses, we need to regulate the use of HOA common property for advertising.

That being said, the HOA has put into effect the following rules and guidelines pertaining to temporary signs on HOA property:

A resident of North Carroll Farms may petition the HOA Board to display a temporary yard sign as long as the following conditions are met:

1. Written approval (via email) from the board must be obtained prior to displaying the sign
2. The sign may not exceed 18"h x 24"w
3. The sign must be placed in the vicinity of the main community sign near Rt. 30 / Upper Forde Lane OR just beyond the community message board on Farmwoods Lane
4. The sign may be displayed for a maximum of 30 days
5. A resident may display a sign for no more than two 30 day periods in any 12 month period
6. A maximum total of 2 signs may be displayed simultaneously at either entrance

Any sign not meeting the conditions above that is posted on HOA common property will be removed at the HOA Board's Discretion.

## TREASURER'S REPORT

It is a pleasure to have been offered the opportunity to be the Treasurer of North Carroll Farms HOA. I am an original resident of North Carroll and bought my home here in August 2002. In April 2010 I was offered a "severance" package by Citigroup which I accepted. My role with Citigroup was in Corporate Treasury where I served as the Funding Manager of Citigroup Funding Inc (CFI). My specific responsibilities were to "net" out the funding requirements of all downstream subsidiaries and to work with our short term debt issuance areas in funding deficiencies. I have been involved in financial services since 1971 beginning as a Euro Dollar/ FX Broker in New York and then moving to Maryland in 1976 to accept a position with the International Division of Maryland National Bank.

Retirement has allowed me to spend more time with my daughter, to casually "monitor" the markets and to re-establish a small voiceover/narration business I had in the mid 1990's. I have again been hired for commercial voice work and I have, in my life, been an actor in live theater. It is a pleasure to be a part of our community and contribute to our HOA.

Below, please find the North Carroll Farms 2013 Operating Budget as voted upon by the HOA Board at the December 2012 HOA meeting. Please note that 2013 HOA dues are \$140 / home, you should be receiving a dues notice in the mail shortly.

Ed Prince

North Carroll Farms Treasurer

### North Carroll Farms 2013 Operating Budget

<b>INCOME</b>	
Homeowner Dues (\$140 / Home)	\$30,800.00
Golf Outing	\$1,794.33
<b>TOTAL INCOME</b>	<b>\$32,594.33</b>
<b>EXPENSES</b>	
HOA Lawn Maintenance	\$13,908.00
HOA Snow Removal	\$7,000.00
HOA Repair	\$5,000.00
Golf Outing	\$1,794.33
Insurance, Bus	\$1,369.00
Office	\$200.00
PO Box Rental	\$62.00
Postage and Delivery	\$100.00
Taxes	\$200.00
To Surplus	\$2,757.11
Website Hosting	\$107.40
Yard Sale	\$37.00
Halloween Expense	\$59.49
<b>TOTAL EXPENSES</b>	<b>\$32,594.33</b>
<b>OVERALL TOTAL</b>	<b>\$0.00</b>

## SAFE WINTER DRIVING AND CAR PREP

Even if there is no snow on the ground, winter can take its toll on your car, and create dangerous driving conditions. Here are some tips to keep you safe on the road during holiday travel:

### 1. *Winterize your car by checking the following:*

**Antifreeze** - Keep engine coolant at the proper levels as this protects against freezing and corrosion. Change the coolant as recommended by the car's manufacturer.

**Battery** - Test to make sure it is in good working condition to provide ample power for cold winter starts.

**Brakes** - Worn brakes require longer stopping distances and can pull the car to one side when stopping. A mechanic can check your brakes and make necessary repairs.

**Emergency Supplies** - At a minimum, your car should be equipped with a flashlight, blanket, sand or salt and a snow/ice scraper.

**Exhaust System** - Fumes from a leaky exhaust system can quickly become fatal. Remember, never run the motor in your garage.

**Heater and Defroster** - In proper working condition, these will keep passengers comfortable and the windshield free of ice and condensation.

**Oil** - Change your oil using a winter grade oil for easier starting.

**Tires** - Worn tires lose their grip on slippery roads. Make sure your tires are properly inflated and have sufficient tread. All-weather tires or snow tires are recommended for most areas.

**Wipers and Windshield Fluid** - Ensure good visibility by replacing worn wiper blades or installing winter blades. Keep washer reservoir filled with specially formulated antifreeze solution for windshields.

### 2. *Keep your car clean.*

Chemicals, salt and gravel used for de-icing roads can be extremely corrosive to your car. Clean regularly with plain water to reduce the harmful effects of these agents.

### 3. *Allow extra time to reach your destination when driving on slick winter roads.*

Slow down and avoid making sudden moves - no fast turns, no quick acceleration and no hard breaking. If you don't have time to slow down, when will you have time for an accident?

### 4. *Bridges and overpasses freeze before road surfaces.*

Freezing air circulating above and below the bridge causes ice to form more rapidly than on a surface that has freezing air above and warmer ground below.

## NATIONAL RECOGNITION

### Hampstead Top Town in Maryland

(as reported by the Northern News January 3, 2013)

It will not come as a surprise to the residents of the incorporated Town of Hampstead, but their home just received national recognition. In its seventh annual survey of small towns, Bloomberg Businessweek evaluated more than 3,200 towns nationwide with populations between 5,000 and 50,000 and ranked Hampstead as the best place to raise a child in Maryland.

One town or city was Picked for each state in the country. Public school performance and safety were weighed most heavily, and to gauge the local job market they looked at median income and county-level unemployment. Other factors included housing costs, commute time, poverty, adults' educational attainment, share of households with children and diversity.

"We appreciate the recognition," said Mayor Chris Nevin. "Hampstead is a quintessential small town with great schools, committed civic organizations, caring churches and most importantly, engaged parents who want the best for their-children, neighborhood and town. We are proud of our town and will continue working to make it an even better place to live and raise a family"

The data came from GreatSchools.org, the FBI, the U.S. Census Bureau, and the U.S. Bureau of Labor Statistics. The list excludes places where the median family income exceeds \$115,866, the lower limit for the wealthiest 20 percent of U.S. families.

## LOCAL RECOGNITION

Congratulations to former North Carroll Farms HOA President, Ray Baker who received the prestigious *Governor's Crime Prevention Award for Community Groups* for bringing the National Night Out program to Hampstead.

"Even though I had a lot to do with it, it really took a complete team effort and group effort to make National Night Out happen," Ray Baker says. "It really has been a partnership between the police department, the businesses in the town and the association to make this happen."

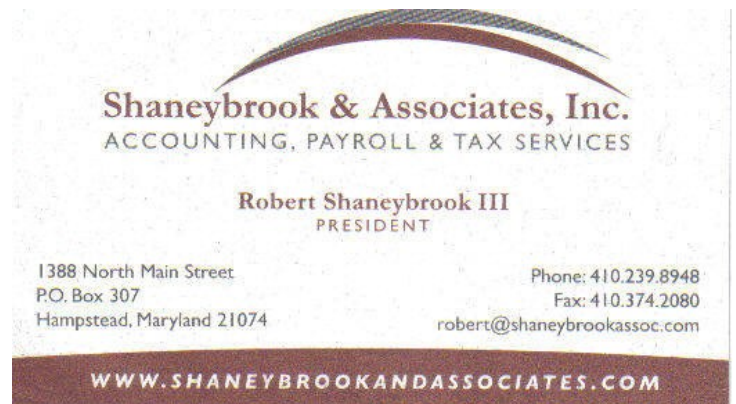
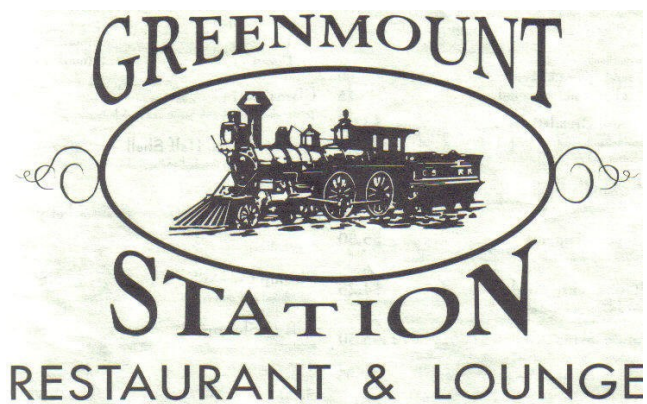
North Carroll Farms thanks you Ray, for the commitment that you have shown to our community over the years.



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



[www.northcarrollfarmshoa.org](http://www.northcarrollfarmshoa.org)  
[northcarrollfarmshoa@gmail.com](mailto:northcarrollfarmshoa@gmail.com)



### Friendly Reminder:

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