



# THE GOOD NEIGHBOR

January 2014



## Calendar of Events

- Feb 3rd (Mon) - HOA Meeting - NC Senior Center 6:30pm
- Mar 3rd (Mon) - HOA Meeting - NC Senior Center 6:30pm
- Mar 15th (Sat) - Bulk Trash
- Apr 7th (Mon) - HOA Meeting - NC Senior Center 6:30pm
- Apr 7th (Mon) - Yard Waste Pickup begins
- Apr 12th (Sat) - Easter Egg Hunt
- Apr 20th (Sun) - Easter
- May 5th (Mon) - HOA Annual Meeting -NC Senior Center 7pm
- May 10th (Sat) - Community Yard Sale

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

Greeting Neighbors,

Happy New Year!

I hope everyone had a very happy and healthy holiday season. Now that the holidays are over it is back to reality and time to tend to the business of the HOA.

2013 was a very good year for your community. We had a very successful year and hope you were able to participate in many of the communities activities. The association sponsors these activities for your enjoyment. Make it one of your New Years resolutions to become more active in **YOUR** HOA and enjoy the many fun events throughout the course of the year.

At our monthly HOA meetings in November and December the Board of Directors had discussions and approved the 2014 HOA budget. You will find a copy of the 2014 budget in this news letter. Due to increasing cost and future known expenses, it was necessary to increase due \$5.00 for 2014, Dues notices will be mailed shortly and payment is due by 2/28/14. Thank you in advance for paying your dues on time.

In an effort to avoid future increases in the future, we are currently shopping out HOA insurance policy. If you know anyone in the business who works for a company who issues a "Residential Community Association policy" please have them contact us. Our current carrier is State Farm. Anyone interested in providing a quote should email us at [northcarrollfarmshoa@gmail.com](mailto:northcarrollfarmshoa@gmail.com).

I'd like to wish everyone a very happy, healthy and prosperous 2014!

Ray Baker  
HOA president

## North Carroll Farms

### Annual Easter Egg Hunt

Sat, April 12th

at The Tot Lot

more details to follow



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

## Eagle Scout Project to Benefit North Carroll Farms

Eagle Scout is the highest rank that can be attained by a Boy Scout and under 3% of Scouts have ever achieved this rank. In order to become an Eagle Scout, a Scout must complete an Eagle Scout Service Project which gives them an opportunity to demonstrate leadership of others while performing a project that will benefit his community.

We are pleased to report that North Carroll Farms resident Nathaniel Jackson is preparing for his Eagle Scout Service Project which will benefit our community.

Nathaniel plans to revitalize the basketball courts in the community. He will be repainting the lines, replacing the nets and installing benches on the sidelines. He will be leading a crew of approximately 10 friends, family members and fellow scouts to complete the project. The project will begin in April and will take approximately 50 man hours to complete.

Nathaniel estimates that the entire project will cost \$800 and will be hosting a car wash this Spring to raise funds. Donations of any amount from the community are welcomed and appreciated. If you would like to make a donation to this project, please email Nathaniel at [nathaniel.jacksn@comcast.net](mailto:nathaniel.jacksn@comcast.net).

On behalf of the North Carroll Farms HOA, we would like to thank Nathaniel for his service to our community.

Jay Kelly  
Vice President – NCFHOA



*A homeowner new to our neighborhood recently asked a question in regards to the lock on his mailbox sticking. Here are some simple "around-the-house" tips everyone can use:*

- *Powder graphite or WD-40 will free up that sticky lock cylinder.*
- *To adjust the level of your washing machine, turn the legs clockwise to lower them or counter-clockwise to raise them. Check periodically to make sure the machine is not rocking from corner to corner.*
- *Clean the lint screen of your dryer after each load of clothes has been dried.*
- *Vacuum the clothes dryer's exhaust duct at least once a year and check the outside grate for lint build-up.*
- *Replace your furnace filter at least quarterly, or as recommended by the furnace manufacturer. Note the proper airflow as is marked on the filters prior to installing.*
- *Replace the batteries in your smoke detectors at least yearly. NOTE: Even recent hard-wired smoke detectors have backup batteries that must be replaced. If you have never checked yours, do so.*
- *Test your garage door opener monthly to ensure that it reverses when it hits an obstruction or when its sensor beam is interrupted.*
- *Once a year run your dishwasher and washing machine empty with vinegar to sanitize and remove any mineral deposits.*
- *If you have hard water, wrap your shower head in a plastic bag filled with vinegar and allow it to soak overnight for improved flow.*
- *If your garbage disposal has suddenly stopped working, check the reset button typically located on the bottom of the unit.*

*Ron Williams*

## Treasurer's Report

Happy New Year! I hope that you and your family had a wonderful holiday season and that 2014 brings much happiness and laughter!

My name is Cathy Hlubb (pronounced Lubb for those of you who may not know me personally) and I am happy to be the Treasurer of our Neighborhood Association. I have lived here since the fall of 2002 and have built so many lasting relationships in the neighborhood. It is great to live in a community where people care about one another. I work in the area of Human Resources and have a background in Accounting. My two little ones keep me on my toes and I am happy to serve on the Board as a volunteer.

Part of our responsibility as a Board is to ensure the financial stability of our common areas and amenities. We not only look to cover current expenses but also have to plan ahead for future periodic maintenance. For this reason the 2014 Association Dues will be \$145.00 per household. We will be mailing out invoices over the next few weeks so please keep an eye out for them in your mailbox.

### 2014 Operating Budget North Carroll Farms HOA

#### INCOME

Annual Dues	\$31,900.00
<b>TOTAL INCOME</b>	<b>\$31,900.00</b>

#### EXPENSES

Charitable Donations	\$100.00
HOA Lawn Maintenance	\$13,908.00
HOA Repairs	\$5,000.00
HOA Snow Removal	\$7,000.00
Insurance- Business/Liability	\$1,944.00
Office Supplies	\$100.00
P O Box Fees	\$62.00
Postage and Delivery Fees	\$200.00
Professional Fees	\$1,000.00
Social Budget	\$200.00
Taxes/Filing Fees	\$200.00
Website Hosting	\$108.00
Monies to Reserve Account	\$2,078.00
<b>TOTAL EXPENSES</b>	<b>\$31,900.00</b>

<b>NET INCOME TO EXPENSE</b>	<b>\$0.00</b>
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## LAND USE COMMITTEE

*Greetings Neighbors,*

*First off, I want to thank all of you that provided contacts of individuals and/or business' that would have an interest in bidding on the HOA's snow removal and lawn maintenance contracts. Request for bid letters went out to four additional companies as well as our existing provider. I am happy to report that we have again signed 2-year agreements with Pine Ridge Property Maintenance, and these contracts are now in full effect from 2014 - 2016.*

*In regards to snow removal behind the townhouses: Please keep in mind that while our provider does their best, the presence of vehicles in any given HOA area does limit their abilities to satisfactorily clear all areas. Vehicles parked in the overflow parking bays behind the townhouses can only be plowed around, and typically one vehicle in a given bay will influence how well the left and right adjacent bays are cleared as well. If inclement weather is pending, we ask that you move your vehicles from the overflow parking bays to your personal parking bays at your earliest convenience.*

*We also wish to remind you that the wooded areas behind the homes along Upper Forde Lane and other streets within our community are protected environmental lands and are posted as such. Loitering, littering, climbing of trees, and building in these areas are all prohibited. Violators can be prosecuted.*

*In regards to the townhouse access roads: Recently there have been instances of various contractors parking illegally on the townhouse access roads. These roads are clearly marked as "No Parking" zones. There are no circumstances that permit parking on these roads. These roads are to be kept clear in the event of the need for emergency vehicles. In addition, if you have an agreement with lawn maintenance contractors, are having other in-home services provided, or even guests, you the homeowner are responsible to notify these individuals of these HOA requirements. Violators can be reported to the Hampstead Police.*

*We wish you a prosperous new year!*

*Sincerely,*

*Ron Williams*

## NATIONAL RADON ACTION MONTH

EPA has designated January as National Radon Action Month. To browse activities that took place in your area and view results during the 2011 National Radon Action Month; read more at <http://www.epa.gov/radon/radonleaders.html>.

### Four Things You Can Do During National Radon Action Month

1. **Test your home** - EPA and the U.S. Surgeon General recommend that all homes in the U.S. be tested for radon. Testing is easy and inexpensive. Learn more about testing your home, including how to obtain an easy-to-use test kit at <http://www.epa.gov/radon/radontest.html>
2. **Attend a National Radon Action Month event in your area** - Look for radon events in your community. Contact your state radon program for more information about local radon activities. (<http://www.epa.gov/radon/whereyoulive.html>)

3. **Spread the word** - spend time during National Radon Action Month encouraging others to learn about radon and test their homes.
  - Tell your family and friends about the health risk of radon. Encourage them to test their homes.
  - Plan an activity in your community to help raise awareness. Use EPA's National Radon Action Month Event Planning Kit as a guide.
  - Write an op-ed or letter to the editor. View tips and a sample op-ed and letter to the editor from EPA's National Radon Action Month Event Planning Kit.
  - Attract media attention by working with a local official to get a radon proclamation. View tips and a sample proclamation from EPA's National Radon Action Month Event Planning Kit.
4. **Contact** your state radon program for information about radon testing, mitigation, and radon-resistant new construction in your area.

## ARCHITECTURAL COMMITTEE

### VIOLATIONS

We understand that no one likes to get a violation notice but unfortunately, there are times it has to be done to maintain the property. If you're not sure what the rules and regulations are, please refer to the booklet you received when you moved into your home. You can also download a copy from the HOA website.

The first violation notice is just a warning. If the problem isn't resolved after the first warning letter, another letter is sent out and you are fined.

#### **As an example, here is a typical violation:**

- Trash in white kitchen bags or in cans without lids put out prior to the night before
- Leaving trash cans out after pickup
- Not storing trash cans in your back yard area

Trash collection is scheduled for Thursday morning. Please do not put trash out before Wednesday evening. Trash must be in a covered trash can or black garbage bag. White kitchen bags are not allowed per Town of Hampstead ordinance, unless it is in a covered trash container with a lid. Animals and birds are attracted to plastic bags with food and tear open the bags and spread the trash around littering the neighborhood.

Trash cans must be removed from the pickup site no later than the evening of the pick day. Trash and garbage containers must be stored either in the garage or in the rear of the property.

Please do not put out furniture, tires or large "Bulk Trash" items on garbage day. The Town has special advertised days for Bulk Trash pick-ups.

Non-adherence to these rules has become a problem in the community. If you have questions or concerns, feel free to come to the monthly Board meeting to discuss them.

Joyce Williams

## HOW TO PREVENT FROZEN PIPES

Pipes that freeze most frequently are those that are exposed to severe cold, like outdoor hose bibs, swimming pool supply lines, water sprinkler lines, and water supply pipes in unheated interior areas like basements and crawl spaces, attics, garages, or kitchen cabinets. Pipes that run against exterior walls that have little or no insulation are also subject to freezing.

The American Red Cross suggests tips on how to prevent freezing:



### Preventing Frozen Pipes

Before the onset of cold weather, prevent freezing of these water supply lines and pipes by following these recommendations:

- Remove, drain, and store hoses used outdoors. Close inside valves supplying outdoor hose bibs. Open the outside hose bibs to allow water to drain. Keep the outside valve open so that any water remaining in the pipe can expand without causing the pipe to break.
- Check around the home for other areas where water supply lines are located in unheated areas. Look in the basement, crawl space, attic, garage, and under kitchen and bathroom cabinets. Both hot and cold water pipes in these areas should be insulated.
- Consider installing specific products made to insulate water pipes like a "pipe sleeve" or installing UL-listed "heat tape," "heat cable," or similar materials on exposed water pipes. Newspaper can provide some degree of insulation and protection to exposed pipes – even ¼" of newspaper can provide significant protection in areas that usually do not have frequent or prolonged temperatures below freezing.

### During Cold Weather, Take Preventative Action

Keep garage doors closed if there are water supply lines in the garage.

Open kitchen and bathroom cabinet doors to allow warmer air to circulate around the plumbing. Be sure to move any harmful cleaners and household chemicals up out of the reach of children.

When the weather is very cold outside, let the cold water drip from the faucet served by exposed pipes. Running water through the pipe - even at a trickle - helps prevent pipes from freezing.

Keep the thermostat set to the same temperature both during the day and at night. By temporarily suspending the use of lower nighttime temperatures, you may incur a higher heating bill, but you can prevent a much more costly repair job if pipes freeze and burst.

If you will be going away during cold weather, leave the heat on in your home, set to a temperature no lower than 55° F.

## SOCIAL COMMITTEE

Are you interested in getting involved? Do like to plan fun activities?

The HOA needs volunteers to plan and organize activities for the community.

- Easter Egg Hunt
- National Night Out

Without help from community volunteers, these events will NOT be possible.

If you are able to help with either event, please contact Lisa Baker or come to the next HOA meeting at the North Carroll Senior Center.

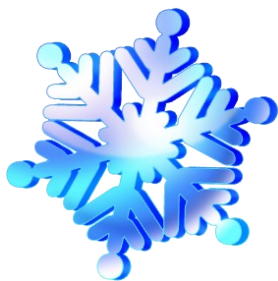
# Get Involved!!!!



**WE NEED TO HEAR FROM YOU!!!!!!**

### North Carroll Farms Annual Golf Tournament

**We are looking for 8 teams of golfers for a tournament in May or June. Please contact Lisa Baker if you are interested in participating. If we do not receive enough interest the event will not be held.**



### 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.

