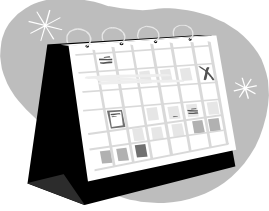




THE GOOD NEIGHBOR

FALL 2015



Calendar of Events

Oct. 17 (Sat) - Hampstead Bulk Trash day.

Oct. 31 (Sat) Annual Halloween Parade.

Nov. 2 (Mon) - HOA Meeting -NC Senior Center 6:30pm

Dec. 7 (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!



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A Message from the HOA President

Greeting Neighbors.

The by-law meeting was held on September 21st and I am very happy to report with homeowners in attendance and the proxy ballots on file for this meeting there was more than the required 66 2/3^{ths} of the community represented to take a vote. All 3 measures were approved and you will be receiving a copy of these by-law changes in the mail shortly. Special thanks go out to Ed Prince, Emily Wallerich, and the board of directors for all their help.

At our October meeting the board accepted the resignation of Bruce Steger. Bruce has been a welcome addition to the board however due to increase responsibilities at work, will not be able to continue to perform his duties. We appreciate all of his hard work and wish him nothing but the best. That being said we have an open board position. If you would be interested in becoming a board member or have any questions please email the HOA at northcarroll-farmshoa@gmail.com. We need your help!

Every fall the HOA begins planning for the new year. At our November meeting will begin discussions concerning our 2016 Budget and during the meeting in December 2016 budget will be presented and approved. At both meetings we will discuss 2016 dues, the upcoming paving project and how we are going to raise the money to pay for this expense. I urge you to attend both meetings.

I am sorry to report we had some vandalism on the grounds by the pavilion. It appears that some teens thought it was a good idea to destroy the horse shoe pits and turn picnic tables upside down. North Carroll Farms HOA has a zero tolerance for this kind of behavior. Parents please talk to your kids. Should anyone be caught vandalizing HOA property we WILL prosecute! No Exceptions!

Please make sure you are aware the road behind the townhomes is ONE WAY only. Going the wrong way up a One Way Street is a huge safety issue. The HOA does have the ability to levy fines against those residents who ignore the rules and regulations of the community. Please do the right thing so it does not have to come to this.

Thanks,

Ray Baker

President NCFHOA

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

Happy Halloween



North Carroll Farms Halloween Parade

Saturday, October 31st @ 4pm

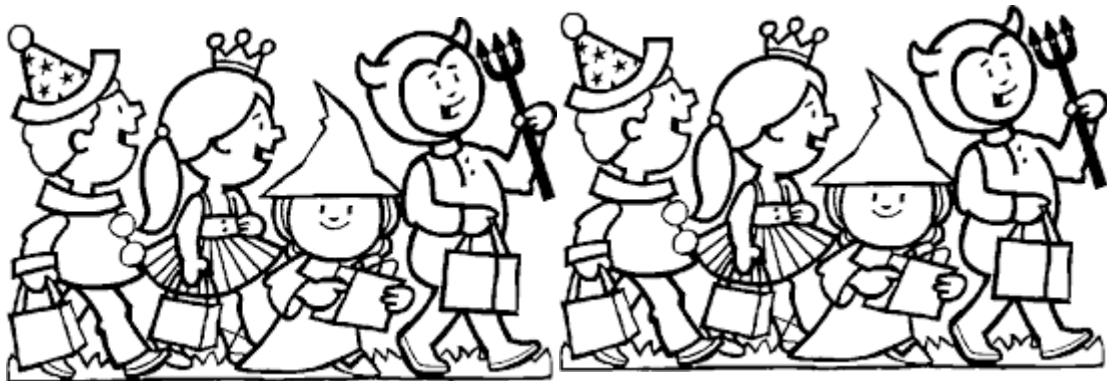
Starting at the south end of Upper Forde Lane,
parading behind the townhomes ending at the pavilion.

Treats and drinks provided.

Volunteers needed.

Please email northcarrollfarmshoa@gmail.com.

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











For more information email northcarrollfarmshoa@gmail.com

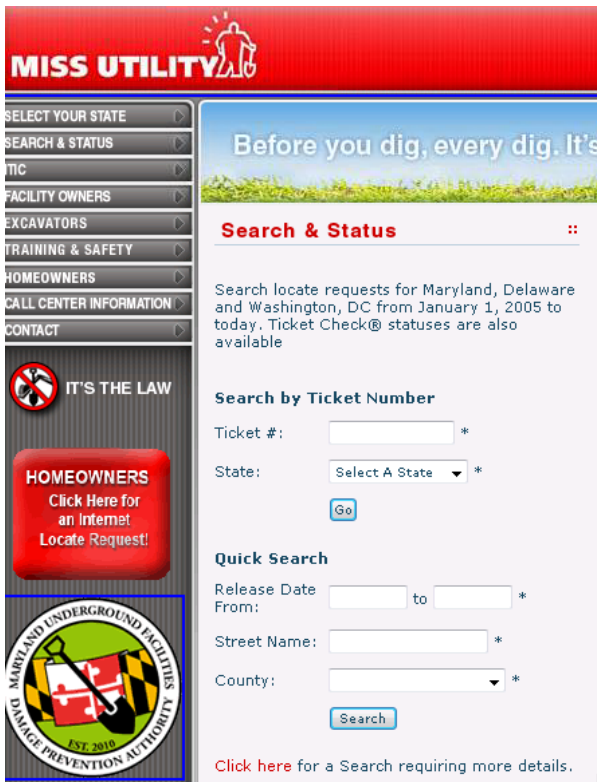
Have you ever come home to find spray painted markings on your lawn/sidewalk and wondered what that's all about? Allow me to enlighten you.

As the commercials say, any digging in the state of MD requires a call to miss utility, which is actually just a call center. They create a ticket with the utilities (water, sewer, storm drain, Verizon, BGE & Comcast) who dispatch their people to mark their underground utilities. To the right is a chart showing what the different color markings indicate.

The utilities have to mark anywhere that digging could occur based on what the ticket describes. The company doing the digging then has to test pit (hand dig around) the marks to verify depth and what it is to properly avoid it.

| APWA Uniform Color Code FOR MARKING UNDERGROUND UTILITY LINES | |
|---|---|
|  | Proposed Excavation |
|  | Temporary Survey Markings |
|  | Electric Power Lines, Cables, Conduit and Lighting Cables |
|  | Gas, Oil, Steam, Petroleum or Gaseous Materials |
|  | Communication, Alarm or Signal Lines, Cables or Conduit |
|  | Potable Water |
|  | Reclaimed Water, Irrigation and Slurry Lines |
|  | Sewer and Drain Lines |

If the ticket was called into Miss Utility (as there are private companies that mark as well) you can find out who called the ticket in. Go to www.missutility.net and put in a ticket check.



Simply put in a range of dates near when you noticed the marks, street name, and county and the ticket information will be displayed.



| Ticket Number | Release Date | Company/Street/City | State |
|---------------|--------------|--|-------|
| 15181687 | 04/02/2015 | SCHLETTER UPPER FORDE LN HAMPSTEAD | MD |
| 15181711 | 04/02/2015 | SCHLETTER UPPER FORDE LN HAMPSTEAD | MD |
| 15181712 | 04/02/2015 | SCHLETTER UPPER FORDE LN HAMPSTEAD | MD |



National Night Out was once again a success. The over 100 adults and children attending the event on Tuesday, Aug 4th 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 and Jiffy Mart.



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

Vacant

LAND USE COMMITTEE CHAIR

Dan Schiller

SOCIAL COMMITTEE CHAIR

Ted McCrobie

The board of directors has an immediate need for another board member. A board member recently got promoted and as a result had to resign from the board, we wish him luck in his new job and thank him for his service to the community.

If you are interested in serving on the board or have questions regarding serving on the board please email northcarrollfarm-shoa@gmail.com. You must be a homeowner in the neighborhood and listed on the deed to the home. You also must be current on dues and not have any existing architectural violations.

Husqvarna *Hampstead Tool Rentals*

Sparky's Small Engine Repair

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

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



If you are planning a Fall or Winter projects, 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 to accumulate in your yards or on the front sidewalk.

Please clean up all animal waste!

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.



Winter is fast approaching please remove snow and ice from sidewalks around your property within 24 hrs. whenever possible.

Shovel your driveway snow into your yard, not into the roadway.

Townhome residents must clean their parking spaces as soon as possible. DO NOT throw the snow into the road way. Snow will melt during the day and the water refreeze at night causing the back road to become icy.

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.

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.

BULK TRASH - SATURDAY, Oct. 17th

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.

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.