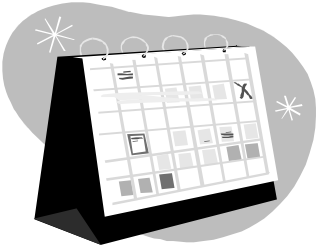


# The Good Neighbor

March 2011



### Upcoming Events:

- ◆ Apr 4th - Board Meeting @ NC Senior Ctr, 6:30pm
- ◆ Apr 16th - Easter Egg Hunt
- ◆ Apr 29th - Golf Tournament
- ◆ May 2nd - Annual HOA Community Meeting
- ◆ Jun 6th - Board Meeting @ NC Senior Ctr, 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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## Annual HOA Meeting—May 2nd @ 7pm

Join us for the Annual HOA Meeting on May 2! We will be voting on open board positions, including HOA Secretary, Architectural Committee Chair, and Treasurer.

Please see pg. 5 for detailed information about the annual meeting.

### Upcoming SOCIAL activities....



## EASTER EGG HUNT

**Saturday, April 16th, 3 - 4:30pm**

*At the Tot Lot*

**For all ages up through 5<sup>th</sup> grade  
Refreshments will be served!**

You must provide 1 DOZEN filled plastic Easter eggs for EACH child in your family that is participating – RSVP to [northcarrollfarmshoa@gmail.com](mailto:northcarrollfarmshoa@gmail.com)

Drop off filled eggs on Thu or Fri, Apr 14th or 15th to Lisa Baker, 1878 Upper Forde Lane 443-291-6626

## ANNUAL GOLF TOURNAMENT

**Friday, April 29th**

**Oakmont Green Golf Course**



Format: 4 man teams – best ball (must have 8 teams)

***The registration form is attached to this newsletter. If you would like to participate, please complete the form and send to the HOA via email as soon as possible.***

***You can register your teams now and pay closer to the event. The HOA needs an accurate head count early in order to plan for food.***

**Visit [www.northcarrollfarmshoa.org](http://www.northcarrollfarmshoa.org) or email**

## A MESSAGE FROM THE HOA PRESIDENT

Greetings Neighbors,

Do you ever get frustrated because you feel like someone is not listening to you? This person could be your spouse, child, friend, co-worker, and yes even members of your community association. Well, to be honest, that is how I feel. Judging from some of the emails and notes we have received over the last several months, it appears not many of you are taking the time it takes to read HOA communications. Now please, don't get me wrong, I am most likely venting to those of you who do take the time to stay informed by reading the newsletters and emails and I THANK YOU! The frustration sets in when questions are asked and statements are made regarding information that has been sent out numerous times (via, email, mail and newsletters) to everyone in our association. Folks, we publish this newsletter to inform you, the homeowner, about important information dealing with your HOA and the town you live in. This is done for your benefit so that you are up to date regarding information that affects YOU! There are many avenues we offer you to stay informed and they include: our website (a wealth of information can be found there); newsletters (all past issues are available on the website); emails (please remember to update us when you change your address); our entrance signs; and now we are on Facebook (don't forget to make us your friend to get instantaneous information)! We put this information out there for your benefit.....it is up to you to read it!

Now that spring has sprung we have several upcoming events for you to partake in. We are holding our annual Easter egg hunt, golf tournament and yard sale. We are also in the planning stages of putting together fun activities for the summer that include movie nights, volleyball games, National Night Out and of course our annual picnic. We welcome your suggestions for additional events and can always use your help! Again these events are put together for you and your families to enjoy!

Mark your calendar! Monday May 2nd, 2011 @ 7:00pm we will be holding our annual community HOA meeting at the North Carroll Senior Center. I urge everyone to attend and become informed regarding the workings of your HOA. This is where items such as dues increases and special assessments are discussed and voted on. This is your opportunity to ask questions, voice your concerns, express your ideas and become educated about the duties and responsibilities of the HOA and its members. In addition, we have three open board positions up for election. I trust there will be several volunteers to run for these offices. Nominations are currently open and can be made by sending us an email or letter expressing your intent. Please make it a point to attend the very important meeting. My grandfather once told me "If you don't vote, you don't have a right to complain." I look forward to seeing EVERYONE there!

Finally, I would like to thank the HOA Board of Directors for all their hard work during the past year. Their hard work, dedication, and generosity is the blood that keeps our association strong. In particular I would like to thank Matt Muller. Matt has served as our HOA Secretary for the last 3 years and is not seeking re-election. Matt, Thank You for your service and all the hard work you put in on behalf of North Carroll Farms. You will be greatly missed.

Sincerely,

Ray Baker

*For more information email [northcarrollfarmshoa@gmail.com](mailto:northcarrollfarmshoa@gmail.com)*

## Volunteers Needed for Upcoming HOA Events

The Social committee is looking for volunteers to help with upcoming events, including:

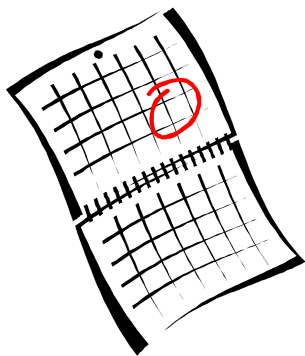
- ◆ Easter Egg Hunt
- ◆ Movie Nights
- ◆ National Night Out

If you'd like to volunteer your time and energy to assist our community events, send us an email at [Northcarrollfarmshoa@gmail.com](mailto:Northcarrollfarmshoa@gmail.com). We have opportunities for adults and teenagers to assist in the planning and implementation of events. Help support the community through volunteerism!



## Happenings around Hampstead

Mark your calendars for the following events in Hampstead this Spring:



- ◆ April 4th—Lawn Waste Pickup Begins
- ◆ May 7th—Farmer's Market Opens
- ◆ May 21st—Hampstead Day

## Open Board Positions

We are currently accepting nominations for three HOA board positions that are up for election at the Annual Meeting on May 2nd. Nominations should be sent via email to [northcarrollfarmshoa@gmail.com](mailto:northcarrollfarmshoa@gmail.com) or mailed to PO Box 367, Hampstead, MD 21074. All nominees will be asked to accept their nominations prior to the community vote. Advanced nominations must be received by Friday, April 29th.

## Treasurer's Note....

Dear Neighbors:

- ◆ HOA Dues were due on February 28th. Thank you to the residents who paid your dues on time!
- ◆ If you have not yet paid your dues, you will be assessed a late fee. Please pay as soon as possible.
- ◆ Any questions? Contact us at [northcarrollfarmshoa@gmail.com](mailto:northcarrollfarmshoa@gmail.com)

## This Spring, Visit the Hampstead Farmers'



## Hampstead Farmers' Market

Hampstead Volunteer Fire Department Grounds  
1341 North Main Street, Hampstead MD 21074

Saturdays 8 am – 12 Noon (rain or shine)

May 7 – October 29

Come Experience  
*In-Season & Locally Grown*  
Fresh Produce, Flowers,  
Baked Goods & More!

EAT HEALTHIER & SUPPORT LOCAL FARMERS!

To learn more call Sharon Callahan at 410-239-8110 or visit [www.townofhampstead.us/](http://www.townofhampstead.us/)

## 2011 CALENDAR OF EVENTS

Apr 4<sup>th</sup> (Mon) - Board Meeting @ North  
Carroll Sr Ctr, 6:30pm

Apr 16<sup>th</sup> (Sat) – Easter Egg Hunt @ Tot Lot

Apr 29<sup>th</sup> (Fri) – Golf Tournament @ Oakmont  
Green

May 2<sup>nd</sup> (Mon) - **ANNUAL Meeting** @ North  
Carroll Sr Ctr, **7:00pm**

May 14<sup>th</sup> (Sat) - Yard Sale

Jun 6<sup>th</sup> (Mon) - Board Meeting @ North  
Carroll Sr Ctr, 6:30pm

Jul 11<sup>th</sup> (Mon) - Board Meeting @ North  
Carroll Sr Ctr, 6:30pm

Aug 1<sup>st</sup> (Mon) - Board Meeting @ North  
Carroll Sr Ctr, 6:30pm

Aug 2<sup>nd</sup> (Tue) - National Night Out

# OFFICIAL NOTICE

## North Carroll Farms Annual Community HOA Meeting

Monday May 2nd, 2011 at 7pm

North Carroll Senior and Community Center  
2328 Hanover Pike (Same shopping center as Genova's)

Here is what is on the agenda:

- ◆ Mayor Chris Nevin and Town Manager Ken Decker will answer our questions and update us regarding the town's future plans.
- ◆ Police Chief Ken Meekins will speak regarding police issues in the area.
- ◆ HOA Board of Directors will provide an update on the state of the HOA.
- ◆ A complete financial update will be available.
- ◆ **Election of three board members to serve new 3 year terms. Nominations are currently being accepted.**
- ◆ Learn what fun events the Social Committee has planned for this year.
- ◆ **Discuss possible upcoming HOA projects such as using HOA property to construct a walkway between Upper Forde Lane and Lower Forty.**
- ◆ **Discuss possible implementation of an HOA fines policy for community members who do not follow HOA regulations.**
- ◆ A full question and answer segment to address your questions and concerns. We'd love to hear your ideas!

**Remember this is your community and we need your input!**

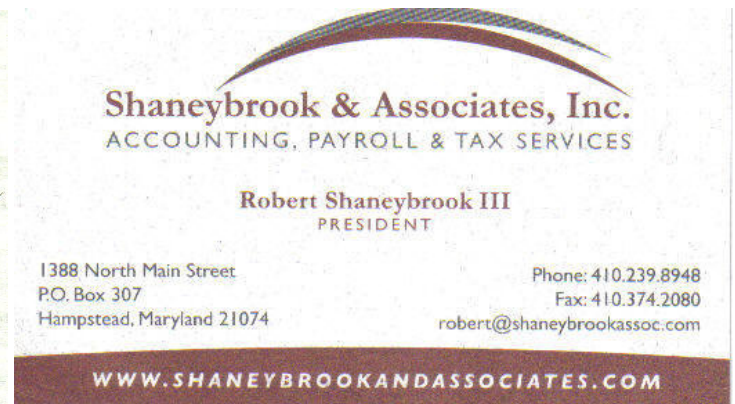
Plan to attend this very important meeting. We're looking forward to seeing you there!

—NCFHOA Board of Directors

P.S. If you are receiving this letter via regular mail it means the HOA does not have an email address on file for you. Please contact us at [northcarrollfarmshoa@gmail.com](mailto:northcarrollfarmshoa@gmail.com) with your email address. This will allow the HOA to provide you with important information that could affect you and your community. Emailing saves the HOA money which helps stop annual dues from being increased. Thanks!

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 reminders

- ◆ Please be courteous and clean up after your dogs both in the common areas and while walking.
- ◆ Please keep us informed of your current email address so we can keep you updated on the latest community and town news.