



THE GOOD NEIGHBOR

APRIL 2012



Calendar of Events

Apr 28th (Sat) - Community Work Party - Spring Clean-up - Tot Lot

May 7th (Mon) - Annual HOA Mtg - North Carroll Senior Center 7pm

May 11th (Fri) NCF HOA Golf Tournament - Oakmont Green

May 12th (Sat) - Community Yard Sale

May 19th (Sat) - Hampstead Day - Main Street - 8am - 4pm

May 28th (Mon) - Memorial Day - CCPS Closed

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

July 2nd (Mon) - HOA Meeting - NC Senior Center 6:30pm

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

Aug 7th (Tues) - National Night Out

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,

Mark your calendar! Monday May 7th, 2012 @ 7:00pm we will be holding our annual community HOA meeting at the North Carroll Senior Center. I urge everyone to attend. 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 two open board positions up for election. The current board members are NOT seeking re-election. We NEED your help. This is your chance to give back to the community and to make a difference. 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. I look forward to seeing EVERYONE there!

Next week you will notice construction going on around the Tot Lot. We have hired a contractor to fix the drainage issue. During the construction we ask that your children not play on the Tot Lot. We don't want anyone getting hurt.

Your social committee works very hard to hold fun family oriented events. We have many activities planned for this year. Please come out and take advantage of these fun events!

Finally, this will be my last article as the President of the HOA. My term will expire this May and I have decided not to run for re-election to the board. I have served on the HOA Board for the past 8 years the last four as President. I have had the privilege of working with some great neighbors/friends who have unselfishly donated their time and talents to make our community what it is today. While working together, we have accomplished many great things for North Carroll Farms and forged friendships that reach far beyond the HOA. I personally appreciate all you have done. If you have taken the time to read my articles over the last 4 years you would have noticed a common theme.....This is your HOA.....GET INVOLVED.....Now it's your turn!

I will see you around the neighborhood!

~Ray Baker

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

SOCIAL COMMITTEE REPORT

Thank you to all of the families that participated in the Annual Easter Egg Hunt. The kids all seemed to have a fun time searching for eggs in the Tot-Lot!

Now that Spring Break is over, it is time for us to look forward to the activities that we have planned for May.

First and foremost, our Annual Golf Tournament will be held at Oakmont Green on Friday May 11th. We are looking forward to a great day of golf with friends and neighbors followed by a light lunch. Get your foursome together and send in the registration form on the next page!

Following closely on the heels of the Golf Tournament will be our annual Community Yard Sale. Please let us know if you intend to participate in the Yard Sale so that we may put signs up to direct traffic to your house.

Lastly, as Ray mentioned, there are 2 open positions on the board this year. Please come and get involved so that we may plan more events and get even more people active in the community.

See you on May 7th at the HOA Annual Meeting!

Jay Kelly

Social Committee Chair



we

Visit the Hampstead Farmers' Market

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

Saturdays 8am—12 Noon (rain or shine)

June 9th - September 29th

Come Experience In-Season & Locally Grown

Fresh Produce, Flowers, Baked goods and More!

EAT HEALTHIER & SUPPORT LOCAL FARMERS

To learn more call Sharon Callahan at 410-239-8110 or visit www.townofhampstead.us

For more information email northcarrollfarmshoa@gmail.com



**Annual
Golf Tournament
Friday, May 11TH, 2012
Shotgun start 7:30am
Oakmont Green Golf Course**

*Format: 4 man teams – best ball (we need at least 8 teams to play)
Cost: \$65 per golfer that includes cart, greens fees, lunch & prizes*

RSVP no later than May 1st Register NOW – Pay later

Email: northcarrollfarmshoa@gmail.com

Mail: NCFHOA, P.O. Box 367 Hampstead, MD 21074

Phone: Jay Kelly 410.258.1360

2012 NCFHOA Golf Tournament Registration Form

Name _____ Phone # _____

- Players 1) _____
 2) _____
 3) _____
 4) _____

9 TIPS FOR SPEED CLEANING

Spring is in the air, which means that Spring Cleaning is around the corner. About.com shares some tips for speedy cleaning.

Keep Supplies Together: The number one rule for speed cleaning is to have quick and easy access to your tools and supplies. When it's time to clean, it zaps all of your motivation when you have to hunt for needed supplies. Consider creating a cleaning caddy for different areas of your home. You'll always have your supplies right where you need them.

Pump up the Music: Music makes a big difference in how quickly I'm able to clean. My mix of songs for cleanup music is a playlist of high energy, fast moving songs that make me feel great. Using music can help you to move more quickly, all while giving you the feeling of fun. Just be sure to shut the blinds if your favorite tracks make you bust into dance moves that you don't want the neighbors knowing you have.

Start With Your Least Favorite Room: The room you always leave until last is the best one to start in. Procrastinating the rooms we hate cleaning only makes us feel worse when we say that we're done. When we're finished with everything else, our mind still remembers that we chickened-out of the hard rooms. Do the most difficult and annoying areas of your house at the beginning, when you are most motivated. Once you accomplish the feeling of completing those tough areas, everything else will seem like a piece of cake.

Don't Clean Just to Clean: I know it sounds silly, but don't waste time cleaning things that don't need to be cleaned. If your refrigerator is still spotless from last weeks cleaning, then why bother moving everything around to clean it? If you never use the downstairs bathroom, then it won't need to be cleaned as often as the master bathroom. Don't clean something just because it's a scheduled day of cleaning. Clean the dirty things, and leave the rest alone.

Clean As You Go: When you see a mess, clean it up. We tell our families this all the time, but do we actually practice what we preach? This can be as simple as grabbing a handful of items that belong upstairs when we know we're heading upstairs anyway. It also includes wiping up spills and splatters before they have the chance to harden. Cleaning as you go will save you a lot of time in the long run.

Don't Overuse Cleaners: The knee-jerk reaction is to use as much cleaner as possible in an effort to get our homes clean. This can actually backfire. Too much cleaner can damage the surfaces in our home. It can also leave a residue that will attract dirt and dust like a magnet. Do yourself a favor and use just enough. At the same time, realize that cleaners rarely work instantly. Give a cleaner some time to penetrate the dirt and grime. Then, instead of spending several minutes scrubbing, you'll usually be able to just wipe the dirt away.

Top to Bottom: This was one of the first rules I learned from my mom. Always start cleaning at the top of a surface, and work your way down. This allows you to avoid dripping cleaner, or settling dust over surfaces that have already been cleaned.

Dry to Wet: The second rule I learned was dry to wet. Do your dry cleaning, dusting, wiping down, etc. first. Next, move to your wet cleaning. The more you can take care of with a dry cloth, the less streaking, spreading of dirt, and potential for spilling you'll have.

Put Supplies Away: So that you'll be ready for your next speed cleaning session, make sure that all of your tools are put away neatly. They'll be ready for you the next time you decide to speed clean.



[Link to about.com Article](#)

A MESSAGE FROM THE LAND USE CHAIRMAN

Another spring season is upon us and there are a lot of things scheduled to happen in our community. Beginning in April, new construction is about to make way on the drainage problem at the Tot Lot. This re-construction will help decrease the minor flooding that is experienced after a severe rain. After the reconstruction expect the delivery of 35 yards of wood chips, the wood chips will be spread in the worn out areas to include under the swings, the sliding boards and other needed areas within the Tot Lot.

With all these changes, which are about to take place the HOA is soliciting your assistance. We do not only need volunteers to handle this major undertaking but also equipment such as rakes, shovels and wheel barrels. We experienced a great turnout in previous years and would like to depend on you and new volunteers this year. We will be having a "Community Work Day" on Saturday, April 28th. Please join us at the Tot Lot at 9 AM to help spread the wood chips, then we will be cleaning up some of the other common areas as well as getting the pavilion area ready for Summer.

Sometime near the end of May the repainting of the parking stripes located within the townhouses and Pavilion areas will take place. The re-stenciling of the "No Parking" indicators on the curbs will also be included in this process. Please be aware during the repainting process, absolutely **no parking** will be permitted in the area and anyone violating this request will be towed at the owner's expense along with a fee of \$275.00 for the return of the painters to paint the missed area. Affected homeowners will receive a letter with more details as well as the per space charge for the new stripes.

I would like to take a moment to thank each homeowner for every attempt made in maintaining the beauty and cleanliness of our community. As a gentle reminder, it is very important to ensure that all trash cans are placed by the curb ONLY on the evening prior to the morning of the scheduled trash pick-up. After trash pick-up, please pick up any scattered trash in the area and store your trash cans in your garage. In addition, keep in consideration your neighbors and our children who play in the community and clean up after your pets.

Once again, thank you for your assistance in maintaining a wonderful community and I look forward to working with you during the upcoming events throughout the year. The dates for the upcoming events will be announced very soon including any possible rain dates. Look for information either in your email or flyers.

Sincerely,
Gary W. Armstrong

YARD WASTE

A friendly reminder to the community that yard waste pick up began on Monday April 2nd, and will continue into the fall. Please place all yard waste in brown paper bags and leave on the curb for Monday pick up.

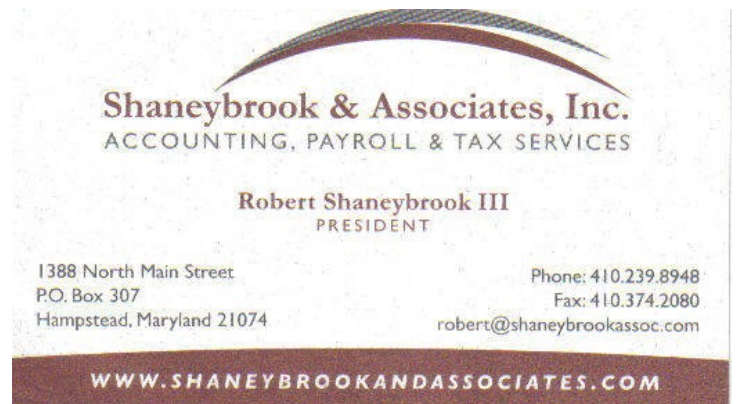
Dumping of yard waste, including grass clippings, branches and sod, on common HOA property is strictly forbidden. If you have hired someone to perform lawn maintenance at your home, it is your responsibility as a homeowner to ensure that all lawn waste is disposed of properly.



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.