

The Good Neighbor

June 2010



Calendar of Events:

- ◆ Jul 12th - Board Meeting @ North Carroll Sr Ctr, 6:30pm
- ◆ Jul 17th - Bulk Trash P/U
- ◆ Jul 23rd - Movie Night, 9pm
- ◆ Aug 2nd - Board Meeting @ North Carroll Sr Ctr, 6:30pm
- ◆ Aug 3rd - National Night Out
- ◆ Sep 13th - Board Meeting @ North Carroll Sr Ctr, 6:30pm
- ◆ Oct 5th - Board Meeting @ North Carroll Sr Ctr, 6:30pm
- ◆ Oct 9th - Fall Picnic @ Pavilion

STOP Please stop at all stop signs—it is for the safety of our children!

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POLICE • COMMUNITY PARTNERSHIPS

**SUPPORT CRIME AWARENESS
TURN ON PORCH LIGHTS FROM
6:30 - 10PM**

Tuesday, August 3rd

6:30 - 9pm

Hot Dogs & drinks

Upper Forde Lane by the Townhomes

6:30 to 8pm -
Community cookout & music

8pm to 8:30pm -

Messages from the Mayor,
Chief of Police and
HOA President

8:50 to 9pm -

Community walk from cook
out to Farm Woods Lane

- * Fingerprinting - ages 2 and up
- * Meet McGruff the crime dog
- * Talk to the Mayor and Chief of Police

National Night Out is an annual event designed to strengthen communities by encouraging neighborhoods to engage in stronger relationships with each other and with local law enforcement partners. The goal is to heighten crime-prevention awareness, build support and participation in local anti-crime programs, and most importantly, send a message that our neighborhoods are organized and fighting back.

nationalnightout.org

OUTDOOR MOVIE NIGHT

**Date: Fri, July 23rd @ 9pm
at the Pavilion**

We provide the movie, giant screen and lots of popcorn!!!!!! You bring your chairs or blankets!!!!

ANNUAL NEIGHBORHOOD PICNIC

SATURDAY, OCT 9TH, 2pm til

TO BE HELD AT THE PAVILION

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

A MESSAGE FROM THE HOA PRESIDENT...Ray Baker

Greetings Neighbors,

There is a lot of important information in this newsletter. I urge you to take the time and read the entire newsletter so you are informed as to the business and happenings of your community.

Annual Meeting: Our annual community HOA meeting was held May 3rd at 7pm. Three board members were elected to serve new three-year terms. The community voted to increase dues and charge a one-time assessment to cover a budget deficit due to the unprecedented winter we just experienced (please see our treasures article for a complete explanation). Board members gave updates on the association and their respective committees. Guest speakers from the Carroll County Humane Society and Hampstead Police Department were in attendance to provide useful information and answer our questions. The meeting was a success although attendance was very poor. Remember this is your association and your opinion counts. I urge you to become involved. Should you wish a copy of the meeting minutes please email us at northcarrollfarmhoa@gmail.com.

HOA Open Space and Hampstead Water Lines: The HOA was approached by the Town of Hampstead to obtain permission to run waterlines on HOA open space. The purpose of the water lines is to connect two wells the town owns, one located on HOA property and the other across Rt. 30. We consulted with our HOA attorney and confirmed that our by-laws (Section 6, Article X, Section 3 on page 6.20) grants the Town of Hampstead the easement for running such waterlines. In exchange for permitting the town to run these waterlines the town will do some much needed improvements to allow storm water to drain properly in this area. If the HOA were to make these improvements it would have cost us well over \$20,000. Also, as we looked into the above we discovered there is a town law that requires the town to take over the storm water management area when a subdivision is completed. We currently are in discussions with the town to do just that. What that will mean to the HOA is this land would be owned and maintained by the town thus reducing the amount of land the HOA would need to mow. I will keep you informed as the situation develops.

HOA Board: This year the community elected three board members to new three year terms. Gary Armstrong was elected to serve his third term and will continue his role as our Land Use Chair. Jonathan Kleiner who was appointed to the board to complete the remainder of Andre Davis's year was elected and will continue to serve as the Architectural Committee Chair. The new member of our team is Mike Cutler. Mike will serve as the Vice President replacing the retiring Ron Williams. The four remaining board members are; Matt Muller, Secretary; Jeff Lawson, Treasurer; Lisa Baker, Social Committee and yours truly as President.

I would like to personally thank Ron Williams and Andre Davis for the years of service they have given to this community. Both have given this community countless hours of their time over the years. Andre helped formed the HOA during its infancy and Ron was an instrumental part of making sure our pavilion became a reality. Thank you for all you have done!

A Final Thought: Since I have been a board member we have constantly asked for the support and participation of the community. It was sad to see only 18 people (including the 7 board members) in attendance at our annual HOA meeting. Yes I know we all live very busy lives but I often wonder why residents cannot spare 2 hours out of an entire year to attend their annual meeting. Along time ago my grandfather told me something about voting in elections that still holds true today; "If you don't vote you really don't have a right to complain." Please remember this is your association, get involved and make a difference.

Have a great summer!

Special Architectural Report

reprint from Dec 2007

Have you checked your home for RADON?

This Fall I had been chatting with several neighbors in the community and learned they had found a high concentration of Radon Gas in their homes. I did some research on my own and learned Radon is the second leading cause of lung cancer in the United States today. It is very easy to prevent Radon from affecting your family but you need to act now. Please read the information below and decide what actions you need to take to protect your loved ones.

Where is it found?

Radon is a gas found in soil and rocks. It can enter our home through cracks and gaps in the foundation walls and basement floors. Radon can also be found in well water and can occasionally come from building materials. The amount of radon in the air is measured in pico curies per liter or "pCi/L." Indoor levels can match outdoor levels (about .7 pCi/L) or measure hundreds of times higher than the EPA's action level of 4 pCi/L. Radon problems have been identified in almost every state, with the highest amounts measured in Pennsylvania, New Jersey, **Maryland**, Maine, Florida, New York, Colorado, Tennessee and Montana.

What are the health affects?

Radon gas contains radioactive particles that can get trapped in your lungs when you breathe. These particles release small bursts of energy that can damage lung tissue and lead to lung cancer. Although some scientists dispute the precise number of deaths caused by radon, ALL major health organizations including the American Lung Association, the Centers for Disease Control, and the American Medical Association agree with the estimates that radon causes thousands of preventable lung cancer deaths every year. In fact, the Surgeon General has warned that radon is the **second leading cause of lung cancer in the United States today**. Only smoking causes more lung cancer deaths. If you smoke and your home has high levels of radon, your risk of lung cancer is especially high.

What to do?

The first thing you need to do is to obtain a short term test kit from your local home improvement center. The kits in the store generally run about \$20.00. You can also mail away Alpha Energy Laboratories 2501 Mayes Rd, Suite 100, Carrollton, TX 75006 (877) 795-1000 and obtain the kit for about \$10.00. When your test is complete the lab will send you the results with recommendations as to what you need to do (if anything) to protect your family from this major health risk. If you need to have a system installed to remove Radon from your home it can cost anywhere from \$800.00 to \$2000.00.

My test results...

I did a short term test and was surprised to find that I have high levels of Radon in my home as well. I am currently looking into having someone install a system in my home to remove Radon from my home. It is a good bet that a vast majority of the homeowners in North Carroll Farms will need to do something to lower the amount of Radon gas. For your piece of mind I highly recommend you do a test just to be sure you and your loved ones are protected.



Please support these local businesses. They have provided donations and sponsorship for HOA activities.

SOCIAL NEWS....

What we've done since our last newsletter.

Easter Egg Hunt (March 27th) - 20 little ones joined in the fun and came out for our annual Egg Hunt at the Tot Lot. With baskets full of eggs we to the Pavilion for juice and cookies provided by the HOA.

Golf Tournament (April 10th) - Our first Saturday tournament consisted of 9 teams at Oakmont Green Golf Course. Lunch was enjoyed at Greenmount Station where prizes were awarded.

Yard Sale (May 15th) - The HOA provided advertisement in the Carroll County Times to benefit all participants.

Movie Night (June 19th) - Family movie night at the pavilion. Our first movie of the season - "UP" was a success with about 35 people.

Coming Up...

Movie Night (July 23rd) - Family movie night at the pavilion. We provide the movie and popcorn, you bring chairs and blankets!!!!

National Night Out (Aug 3rd) - Support crime awareness with a cookout and music.

Fall Picnic (Oct 9th) - Our annual picnic to be held at our new pavilion. Come out for hamburgers, hot dogs and a fun filled day of games.

A few friendly reminders from your

Architectural Committee....

- When submitting a request for approval of a project, please make sure you include all documentation necessary (i.e. modification form, lot plat, etc.) for us to be able to make a decision.
- Please obtain approval BEFORE you begin your project.
- The committee has 60 days to approve or deny your project. We do our very best to get approvals done within a few weeks. Please allow yourself ample time to get your project submitted and approved. We will confirm receipt of your request by email. If you have not received our confirmation within 14 days of submitting your request, please contact us.
- Forms and guidelines can be found on our website at ***www.northcarrollfarmshoa.org***
- Specific questions about your project can be answered by sending an email to ***northcarrollfarmsarchcomm@gmail.com*** This email address is checked several times a week and we do our best to answer your questions ASAP!

Treasurer's Note....

Dear Neighbors:

As some of you may already know, a dues increase AND one time assessment were voted on and approved at the annual meeting in May by homeowners in attendance. Specifically, a dues increase of \$5 was approved for 2011. Accordingly, annual dues will be \$130 in 2011 and beyond. My wife and I have lived in the neighborhood since 2003 and this is only the second dues increase since we've been here.

In addition to the dues increase, a special assessment of \$20 per home was approved. This one-time assessment is intended to absorb our projected budget deficit resulting from snow removal charges. The HOA Board of Directors approved the 2010 budget at our December 2009 meeting. The budgeted surplus was \$2,088. This surplus included a provision of \$5,000 for snow removal. Needless to say, the record breaking snowfall we received this past winter put us way over this amount. The actual snow removal charges incurred were \$11,974. Based on this revised amount we project a deficit for 2010 of \$(4,886). This deficit amounts to \$22 per household, so it was decided that \$20 would be an appropriate amount for the one-time assessment.

The HOA needs to keep a reserve for future costly repairs such as repaving blacktop surfaces on HOA owned property. We need to be proactive in determining that this reserve is adequately funded. This was the reasoning behind the dues increase and one-time assessment. It should be noted that townhome owners do NOT get snow removed from their parking bays. In addition, when the road behind the townhomes is resurfaced in the future each townhome owner will be assessed the cost related to the resurfacing of their parking bays.

The HOA Board of Directors operates with a philosophy of frugality. In this regard, we are constantly looking for cost saving measures as well as volunteering countless hours towards HOA activities so that we don't have to pay others to perform a variety of services. There are also plenty of neighbors who pitch in to help out (and we GREATLY appreciate it)...but we can always use more.

Best regards,

Jeff Lawson, Treasurer

*****REMINDERS*****

YARD WASTE - P/U on Mondays
Do not set out bags until Sunday evening.

TRASH - P/U on Thursdays
Do not set out trash cans until Wed evening.
Cans should be put away by Thu evening.

****Please remember to cleanup any leftover trash or yard waste after pick-ups****

DOG FECES - Please carry a plastic bag with you and cleanup after your dog.

2010 - 2011 HOA **Board of Directors**

President - Ray Baker
Vice President - Mike Cutler
Treasurer - Jeff Lawson
Secretary - Matt Muller
Architectural Chair - Jonathan Kleiner
Land Use Chair - Gary Armstrong
Social Chair - Lisa Baker

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

www.northcarrollfarmshoa.org
Northcarrollfarmshoa@gmail.com

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.



BULK TRASH - SATURDAY, JUL 17th



REMINDER : THE ITEMS BELOW WILL NOT BE PICKED UP

- * Tires * Paint * Engines * Hazardous materials * Construction waste *
- * Any appliance that contains Freon *