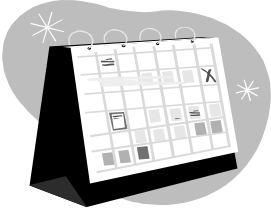




THE GOOD NEIGHBOR

OCTOBER 2011



Calendar of Events

- Oct 15th (Sat) - Bulk Trash Day
- Oct 21st (Fri) - CCPS Closed
- Oct 29th (Sat) - Halloween Parade 4pm
- Oct 31st (Mon) - Halloween Trick-or-Treating 6pm - 8pm
- Nov 7th (Mon) - Board Meeting @ North Carroll Sr Ctr, 6:30pm
- Nov 23rd (Wed) - 25th (Fri) - CCPS Thanksgiving Holiday
- Nov 28th (Mon) - Last Yard Waste Pickup
- Dec 5th (Mon) - Board Meeting @ North Carroll Sr Ctr, 6:30pm (Voting on 2012 Budget)
- Dec 26th (Mon) - Jan 2nd (Mon) - CCPS Winter Holiday

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

Greetings Neighbors,

As I sit down to write this article I realize that 2011 is three quarters of the way over. It seems like yesterday I was just writing my article for the October 2010 newsletter. The HOA board is in the planning stage for 2012. During our next three monthly HOA board meetings we will be discussing the 2012 budget, contracts for grass cutting and snow removal, and making plans for events that will be held in 2012. Your input is vital to the growth of the community. I invite you to join us at our monthly HOA board meeting to provide you input and ideas that will help make our association even stronger. We meet at the North Carroll Senior Center the first Monday of each month at 6:30pm. Everyone is welcome to attend. If you are unable to make the meetings but have a suggestion we'd love to hear about it. Please email us at northcarrollfarmshoa@gmail.com.

I would like to remind everyone to be thoughtful of your neighbors. There are several homes in the community for sale. The more these homes sell for the more your home will be worth and appreciate in value. Please make sure you keep your property well kept. Keep your lawn mowed and your home in good repair. When out taking a walk, if you see trash, pick it up. We need to keep our community looking clean, fresh and like new. One day you will sell your home want to get top dollar for it. I am certain you will want your neighbors to have their property looking good and the community appearing brand new. We are all in this together!

I'd like to end on a very positive note. Our second annual National Night Out was a huge success. We had well over 150 people attend! I would like to thank several people who worked very hard to make this event so successful: Jay Kelly, Lisa Baker, Andre Davis, Henry Herr and Detective Stacey Gaegler of the HPD. With the help of the HOA Board this is an event that is being talked about county wide. We all should be very proud! Thank you all!

Be safe and I look forward to seeing you around the neighborhood!

Ray Baker



COMING SOON!

NORTH CARROLL FARMS
TEXAS HOLD 'EM LEAGUE
DETAILS COMING THIS FALL
HOLD YOUR SPOT TODAY

Email: fatjimmy@gmail.com

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

SOCIAL COMMITTEE REPORT

For the second year in a row, North Carroll Farms hosted National Night Out for the city of Hampstead. Your HOA spent hours working in conjunction with the Hampstead Police Department and many locally owned businesses to make this event a success. This event will continue to be the main HOA sponsored function each summer and we welcome suggestions to make it bigger and better. This event would not have been possible without the help of the Hampstead Police, Hampstead Volunteer Fire Department, Wal Mart, Target, Astro Events and our other community business partners. Please be sure to continue to support our local businesses that participate in National Night Out.

After a summer filled with Movie Nights and the National Night Out, I am sad to say that our Annual Community Picnic was cancelled this year due to a lack of response from the community.

One of the nice things about living in a community with an HOA is that we have the ability to form strong knit bonds with our neighbors and participate in community activities. As we prepare for 2012, your HOA is committed to bringing more HOA sponsored community events to you and your family. We encourage new residents to participate and get to know your neighbors from Upper Forde down to Lower Forty.

Please take a moment to [send us your thoughts](#) and let us know what type of events and activities you would like to see and participate in next year.



SUPPORT YOUR COMMUNITY SPONSORS

WAL★MART®

**Astro
Events**

TARGET

Weis - Greenmount

Greenmount Bowl

J&P Pizza

Matthews Tire

The Harrell Agency

CVS

Elite Auto Auto Group

Weis - Roberts Field

Pet Valu

Jiffy Mart

Hampstead Volunteer Fire Co.

China Manor

Papa John's Pizza

Magnolia's Day Spa and Saloon

Sportswonk

Millender's Garage

Computer Network Solutions

Solo Cup

For more information email northcarrollfarmshoa@gmail.com

FOREST CONSERVATION AREA

**FOREST
CONSERVATION
AREA**

DO NOT DISTURB

**NO DUMPING
NO MOTORIZED
VEHICLES**

Carroll County
Bureau of Resource Management
(410) 386-2321

STYLE 51 © THE TREE COMPANY CATONSVILLE, MARYLAND PH. (410) 788-7277 www.thetreecompany.com

Perhaps you've seen these signs posted in the forested common areas of our community.

During the plan approval stage for our community, the builder committed to providing Forest Conservation Areas on our communal areas, in order to meet the requirements of the Carroll County Forest Conservation Ordinance passed in December 1992. The purpose of this ordinance is to minimize the loss of trees and forests during and following the land development process, in accordance with the State of Maryland Forest Conservation Act.

(Paraphrased from the "Forest Conservation Easements" brochure created by the Carroll County Bureau of Resource Management)

http://ccgovernment.carr.org/ccg/resmgmt/fce_broch.pdf

This brochure outlines our responsibilities as co-owners of these forested areas. For simplicity, your HOA requests that you:

- **Leave the soil undisturbed:** *No dumping, digging, or planting of any kind.*
- **Leave the trees undisturbed:** *No cutting or clearing of trees or vegetation.*

Follow the old naturalist's adage to: "Take only pictures; leave only footprints."

Any changes to these forested areas must follow both state and county regulations and can only be done with the knowledge and written consent of your HOA.

Over the summer we have noticed that some trees were cut down, holes were dug and scrap wood was brought into the Forest Conservation area near the pavilion. We have also found that many people are discarding trash and disposing of tree limbs in the common areas. This is not acceptable and will not be tolerated.

By following the simple rules above we can help do our part to keep Maryland and North Carroll Farms beautiful.

Visit the **Hampstead Farmers' Market**

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

Saturdays 8am–12 Noon (rain or shine)

May 7 - October 29

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

PREPARING YOUR HOME FOR WINTER



Preparing a home for winter is essential to minimize home heating costs and prevent damage caused by cold weather. Avoid costly repairs by preparing early.

The cold weather of winter months often brings about reminders of the need for winterization. Homes become cold, with drafts coming in through windows and doors and from under the house. Pipes become frozen and heating bills more than double. Many small things can be done to prepare a home for winter.

Preparing the Inside of a Home for Winter

Check all windows for proper sealing and drafts. Windows with severe drafts or leaks may need additional caulking to keep out drafts. Towels may also be placed in window sills to prevent drafts but require daily checking to prevent mold from moisture on the towels.

Check weather stripping on all sides, top and bottom of doors. If weather stripping is missing, damaged or cracked, it should be replaced to prevent cold air from coming in. Weather stripping is available at any home improvement store. Additionally, a blanket may be hung over the door or at the base where drafts come in.

Heater vents should be dusted and vacuumed. Wall heaters should also be dusted and cleared of any debris. Ensuring heater vents are clean and flow freely will help to ensure even heat distribution.

Homes with fireplaces should have their fireplace and chimney cleaned. Debris often collects in the chimney throughout the year. A dirty chimney greatly increases the risk of chimney fire and could cause a house fire as well.

Winterization Tips for Outside

Check roof for any loose or missing shingles. Missing or loose shingles greatly increase the risk of a roof leak. Missing shingles should be replaced and loose shingles can be nailed in place if necessary, or can be replaced. Severe wind can blow loose shingles off, also increasing the risk of a roof leak.

Gutters should be cleaned to remove any dirt and debris leftover that has settled. Missing, broken or loose gutters should be replaced. Clogged gutters increase the risk of water leaking through the walls near the ceiling.

Pipes should be covered with insulated foam or wrapped with a towel to prevent broken pipes. Outdoor garden hoses should be removed to prevent water from freezing in the hose, which can result in broken pipes as well.

Check insulation under the house. Missing or damaged insulation can cause additional drafts and heat loss through the floor. If replacing the insulation is not an option, placing additional rugs on the floor inside the home can help prevent heat loss through the floor.

Homeowner Benefits to Preparing a Home for Winter

Winterizing a home has many benefits to homeowners. The initial investment cost, while minimal, will greatly reduce the risk of major expenses later on. Heat bills rise in the winter months as it takes more to heat a home when it is cold outside. Winterizing a home will help to minimize the additional heating bill. In severe cold weather, pipes can freeze and break causing serious problems and costly repairs. Homeowners can lower their risk of extra costly repairs by winterizing their home.

HALLOWEEN TRICK OR TREAT SAFETY TIPS



Kids look forward to Halloween for many reasons. They like the dressing up in costumes but the mostly they like it for the candy and treats! Who wouldn't? Even some adults still like to go out trick or treating. It makes them feel young and happy again.

Some parents like to take first dibs on some of the candy that the kids have picked up during the night. It's their reward for taking them around from house to house! We suggest that you watch the candy intake when you all get home, too much at one time can lead to stomach aches and indigestion. That includes mom and dad as well!

Make your child's Halloween a memorable holiday and they'll have good memories that last a lifetime! If you are taking your kids out for the night, dress up as well. Mom and dad should get into Halloween as much as the kids do!

Trick or Treating should be one of the great adventures of Halloween for kids! They can get dressed in scary costumes and go door to door, begging "Tricks or Treats!" from neighbors. It should be a fun time, without trouble and pain, so following some easy tips can keep your child safe every Halloween.

- Children should always go out trick or treating accompanied by a responsible adult. If you have a group of kids going, the parents should choose two or three of them to go along and keep an eye on things.
- Plan a safe route so parents know where their older kids will be at all times. Set a time for their return home. Make sure that your child is old enough and responsible enough to go out by themselves. Make sure that they have a cell phone.
- Let your children know not to cut through back alleys and fields if they are out alone. Make sure they know to stay in populated areas and not to go off the beaten track. Let them know to stay in well lighted areas with lots of people around. Explain to them why it can be dangerous for kids not to do this. If they are going out alone, they are old enough to know what can happen to them in a bad situation and how to stop it from happening.
- Instruct your children not to eat any treats until they bring them home to be examined by you. This way you can check for any problem candy and get the pick of the best stuff!
- Instruct your child to never go into the home of a stranger or get into their car. Explain why this is not a good idea and what to do if someone approaches them and tries to talk to them.
- Make sure your child carries a flashlight, glow stick or has reflective tape on their costume to make them more visible to cars.
- Let them know that they should stay together as a group if going out to Trick or Treat without an adult.



Join Us
for the
North Carroll Farms Halloween Parade

Saturday, October 29th at 4PM
Upper Forde Community Entrance
and

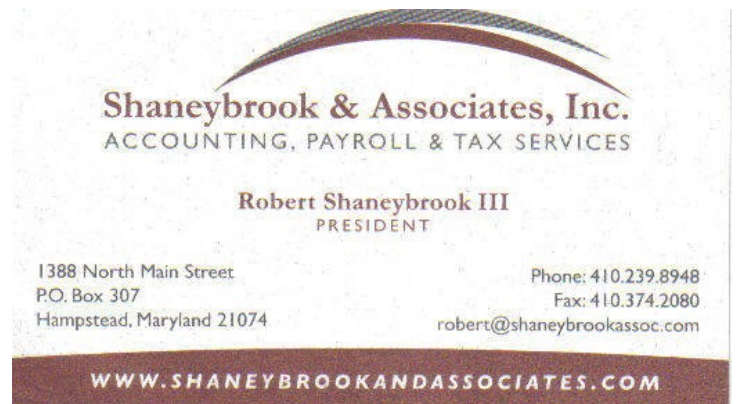
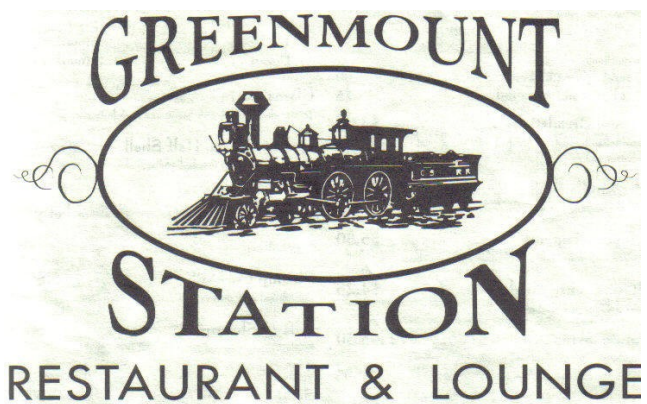
Trick-or-Treating

Monday, October 31st (6pm - 8pm)

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.