



# THE GOOD NEIGHBOR

OCTOBER 2012



## Calendar of Events

- Oct 19th (Fri) - CCPS Closed - Professional Meeting Day
- Oct 20th (Sat) - Bulk Trash Day
- Oct 31st (Wed) - Halloween Party @ the Pavilion 5:30 - 6:00
- Oct 31st (Wed) - Halloween Trick-or-Treating 6:00 - 8:00
- Nov 5th (Mon) - HOA Meeting - NC Senior Center 6:30pm
- Nov 6th (Tue) - CCPS Closed - Election Day
- Nov 22nd (Thu) - Nov 23rd (Fri) - CCPS Closed Thanksgiving Holiday
- Nov 23rd (Fri) - Trash Pick Up
- Nov 26th (Mon) - Last Yard Waste Pick Up
- Nov 30th (Fri) - Hampstead Holiday Tree Lighting 7:00 pm
- Dec 3rd (Mon) - HOA Meeting - NC Senior Center 6:30pm
- Dec 24th (Mon) - Jan 1st (Tue) CCPS Closed—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

### We Are Well On Our Way!



The first quarter of my term in office has provided a wonderful experience in leading an outstanding group of individuals. Time and time again the Board of Directors seem to outshine my expectations and I see the cohesiveness that diligence, consistency and a healthy pride can bring to a community, such as ours.

The summer has come to a close and I am still quite enthused with what is about to take place within the community.

I would like to mention a special thank to our donators ranging from the participation of local vendors, private agencies, government officials and the homeowners for the great turnout at our National Night Out. This event surely re-ignites the hope that the community will continue to support other HOA events in the future.

With the onset of the fall season, change is undoubtedly expected. I regretfully announce the resignation of our Treasurer Jeff Lawson, I want to personally and publically thank Jeff for the many years of service and the HOA wishes him and his family the best in their endeavors. The position of treasurer remains available and we are currently seeking a community volunteer to manage the financial component of the HOA.

Often times, I receive vital information regarding homeownership within the State of Maryland. Currently, there is a Homestead Tax Credit, which is a tax credit that protects homeowners, regardless of age, income or property value, from annually spiking tax bills on the home you currently own. Applications must be postmarked or received by December 31, 2012 or the homeowners will lose this credit for the tax year beginning on July 1, 2013. You may request your application by calling 1.410.767.2165 or emailing, [hcredit@dat.state.md.us](mailto:hcredit@dat.state.md.us). If you believe that you have already applied check the Real Property Database, pull up your property, and then scroll to the "Homestead Application Information," section at the bottom of the page to check your application status.

A new component of the HOA, which we are about to embark into is the implementation of its' first business plan. Over the last three months I have created a business plan that would capture my vision and produce a structured guide to identify the needs of the community, as well as, defining areas of importance for the association to focus on. With this new business plan, the intent is to obtain a higher level of participation from both the HOA and the community. With your assistance, I am strongly motivated to rally the community together as we look forward to a change in our approach toward how the HOA intends to manage the future of our community. Please note that the business plan will soon be posted on our website.

I would also like to remind everyone that we meet every first Monday of the month at 6:30 p.m. at the Senior Center located at 2328 Hanover Pike, Hampstead, MD 21074, near the Walmart Shopping Center.

I look forward to seeing you there.

Sincerely,  
Anna L. Armstrong  
President, NCF HOA

**Visit [www.northcarrollfarmshoa.org](http://www.northcarrollfarmshoa.org) or email [Northcarrollfarmshoa@gmail.com](mailto:Northcarrollfarmshoa@gmail.com) with questions !**

## SOCIAL COMMITTEE REPORT

Fall is here which means one thing—Free Candy! Halloween is coming up and we will be having a pre-Trick-or-Treat costume party (with prizes for top 3 costumes) at the NCF Pavilion from 5:30 pm - 6:00 pm. Apple cider and baked treats will be served. The party will end at 6:00 pm just in time for Trick-or-Treating to get started! Trick-or-Treating, according to the town of Hampstead, will be from 6:00 pm - 8:00 pm. Special thanks to Jill Schiller and Sommer Upman who have volunteered to help with the party. We look forward to seeing you and lots of great costumes on Halloween!

Jay Kelly

Social Committee



## HALLOWEEN COSTUME TIPS

You should only purchase costumes that are made of flame retardant material. If they are home made, make sure you use fabrics that are inherently flame resistant, such as nylon and polyester. The federal Flammable Fabrics Act (FFA) requires costumes sold at retail to be flame-resistant. To prevent costume-related burns, the U.S. Consumer Product Safety Commission (CPSC) enforces this requirement and recalls costumes and other products that violate the FFA act.

Buy your costumes from a reputable online or brick-and-mortar store that sells high quality products and has efficient customer service such as [Halloween Express](#).

Try to work reflector strips into your child's costume, a flash light or light stick to make them more visible at night. This will make them more visible by drivers and you can keep an eye on them as well if they get ahead of you while out trick or treating.

Make sure that your costume fits properly to avoid any accidents like tripping over a long dress or cape. Make sure that it is comfortable since it will probably be worn for several hours. Do not include high heel shoes or long dangling pieces of costume that could be tripped over. A scraped knee or bloody nose can really ruin the fun.

If they are carrying a prop such as a scythe or sword, make sure they are made out of a flexible plastic that will bend if fallen on. Most of the props available today are made of flexible plastic.

Be sure to pre-test any makeup you plan to use by applying a small amount on the arm of the person who will be wearing it for about thirty minutes a couple of days in advance. If a rash, redness, swelling, or any other signs of irritation develop where the makeup was applied, it could be a sign of a possible allergy or adverse reaction.

If a mask is worn, make sure that the eye holes are big enough to see not only in front but peripherally as well. You may have to cut them open further yourself. If so, use some black or gray grease paint around the eye socket to cover skin.

# LAND USE COMMITTEE REPORT

## FROM THE DESK OF THE LAND USE COMMITTEE CHAIR

In my opinion, as Land Use Chairman I'm pleased to say that our neighborhood is a very clean and well kept community, especially around the tot lot, basketball, and pavilion areas. Thank you for the strong effort and contribution you make to keep our community at its best at all times.

### The HOA Needs Your Support



The Board of Directors works very hard to eliminate the need for a management company, which could undoubtedly increase our dues. The HOA is discussing the need to repair the road behind the townhouses. During our meetings we have attempted to address the following questions:

- When to do the repairs? Fall or spring?
- Where should the funds come from? Existing funds? Dues?
- What is a reasonable cost?

The HOA is much aware that this is something that will eventually need to happen soon. In order to keep you well informed and as a homeowner your opinion is very important, please consider attending our next HOA meeting. The meeting is scheduled on November 5, 2012, 6:30 p.m. at the Senior Center, located at 2328 Hanover Pike, Hampstead, MD 21074, near the Wal-Mart Shopping Center.

### The Sale and Marketing of Our Community



As more families transition out of our community and new neighbors move in, it is appropriate to remind everyone that per our by-laws, trash cans, building material, and other objects shall be placed in the rear of our homes or in our garages. Everybody needs to do their part in ensuring that their yards appear neat and tidy.

This will keep our community amazingly attractive to potential buyers as they drive through our neighborhood.

### Let's Practice Safety First

There have been complaints regarding homeowners and friends of homeowners entering the rear of the townhouse in the **wrong direction**. This area is entered through one direction only. Please consider the safety of others and comply with the directional arrows on the road. An upcoming (DO Not Enter) sign will be placed soon at the end of the road behind the townhouses. Let's avoid the possibility of an accident!



Once again, I am proud to be a part of such an exceptional community!

Gary W. Armstrong

Land Use Chairman, NCF HOA

## FURNACE SAFETY

With the change of the season upon us, now is a good time to take a proactive approach to furnace safety and maintenance.

### Replacing filters (change filters with the seasons)

Filters should be replaced three or four times a year. Filters help your furnace run more efficiently, saves money and keeps dust from being circulated through your home. Additionally, it is highly recommended that your furnace is checked and cleaned every year. The older the furnace the more important service is. Newer gas furnaces have devices that will shut the system down if there is a problem.



*Below are some safety tips to follow:*

- Keep the area around the furnace clean and unobstructed
- Keep the burner area of your furnace clean
- Furnaces that require lubrication should be attended by a qualified technician yearly
- No combustibles within six inches of your vent pipe
- Do not close off more than 20% of the registers in your home
- Consider installing fresh air combustion
- Use a carbon monoxide detector
- Provide adequate ventilation to the unit.

*Some signs of a sick furnace:*

- Flakes of rust produced by the by-products of burning gas (could delay gas flow)
- Grinding, chattering sounds from relay (could be electrical problem)
- Yellow Flame (indicates dirt), the flame should be red and blue
- Dusty smell (you can smell when you turn up your thermostat within minutes)

And last but not least; always be mindful of Carbon Monoxide Poisoning. It is colorless, odorless, and tasteless and a small amount can kill you if concentrated enough. Symptoms include headaches, dizziness, faintness, pain in ears, and seeing spots. Many people confuse this with the flu





## NEIGHBORHOOD WATCH



It is unfortunate to say, but we have had a recurring problem with some of the youth in our community. Over the last few months, the HOA has received numerous complaints regarding children leaving trash strewn about the neighborhood, roaming our streets late in the evening and there have been incidents of vandalism.

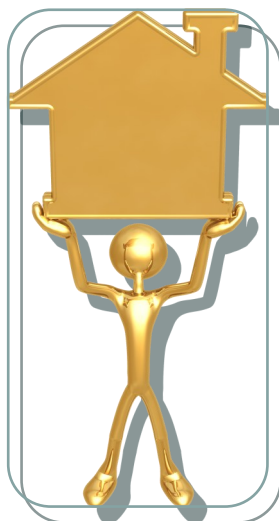
The Town of Hampstead has a curfew of 10 PM for minors. Any minor that is roaming the streets of our neighborhood without an adult after 10 PM may receive a citation from the Hampstead Police Department. *The parents of that child will also be cited and can be fined up to \$500.*

On the evening of October 5th, at least 6 cars were vandalized with vulgarities and anti-Semitic symbols being written on them in window chalk. Check your house to see if you have (or are missing) white, black and blue window chalk. Please talk to your children about the severity of these crimes and know that they are not "harmless pranks". This type of behavior will not be tolerated and there have been police reports filed by your neighbors. People who are caught vandalizing our neighborhood will be prosecuted to the fullest extent of the law.

Several children who regularly play baseball in the field behind the townhouses have been seen on multiple occasions leaving their trash behind and even worse, throwing their empty drink bottles over the fence. There is quite a bit of trash on the other side of the fence near the railroad tracks that has been left by our neighborhood children. Additionally, the HOA has received complaints about these same children using vulgar language within earshot of younger children on the playground. We are confident that this is not language that their parents would appreciate hearing in their own homes. If your children frequently play on that field, please have a talk with them about responsibly disposing of their trash as well as appropriate language to use in public.

Along the same lines, since school has started there have been complaints children littering their drink containers and food bags in the street along Upper Forde Lane, Farmwoods Lane and the unnamed street leading to the pavilion. Roaming groups of kids have also been spotted throwing newspapers and other trash in the evenings.

Due to these occurrences, the HOA would like to start a neighborhood watch program. "If you see something, say something!" These issues are not something that the HOA has jurisdiction over, however we have a very close relationship with the Hampstead Police Department. If you observe someone breaking the law, please report it to the Hampstead Police (410-239-8954). PFC Clint Thorn is assigned to North Carroll Farms and Officer Clint frequently attends our monthly HOA meetings. If you have not met him, come to one of our meetings and say 'hello'.



***Neighborhood Watch Team!***

***Are you interested in spear heading or participating in a neighborhood watch?***

***Please contact: Anna Armstrong***

***at***

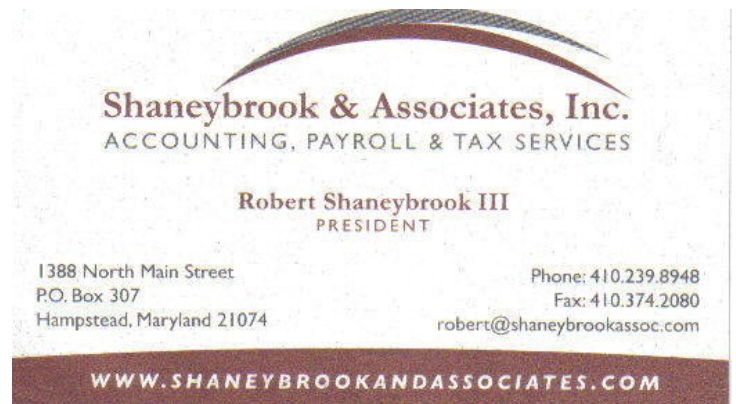
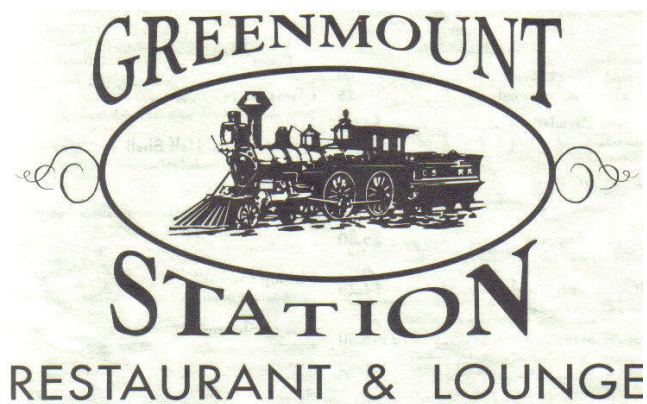
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### Friendly Reminder:

Please be courteous and clean up after your dogs both in the common areas and while walking.