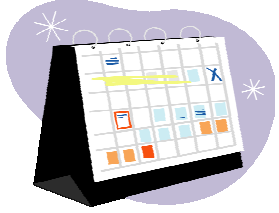




# THE GOOD NEIGHBOR

April 2017



## Calendar of Events

- May 1 (Mon) — Annual HOA Meeting, NC Senior Center @ 7 PM
- May 9 (Tue) —Town of Hampstead Elections
- May 20 (Sat) - Community Yard Sale
- May 27 (Sat) - Hampstead Day (Arcadia Carnival Grounds)
- June 3 (Sat) - Community Yard Sale Rain Date
- June 5 (Mon) - HOA Meeting, NC Senior Center @ 7 PM
- July 3 (Mon) - HOA Meeting
- July 15 (Sat) - Bulk Trash PU

Help us keep you up to date on community news and events by sending us your updated email



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## A Message from the HOA President

Greetings Neighbors,

We have a lot going on in our community but there are a few VERY important items I need to bring to your attention right now. At our annual meeting, we will fill you in on rest. Let's get to it!

**Annual Meeting: Our Annual Meeting will be held on Monday May 1<sup>st</sup>, 2017 at the North Carroll Senior Center. The meeting will begin at 7PM sharp as we have many important items to discuss. In attendance, will be the Mayor along with our new Chief of Police, Steve Gossage. Please plan to attend this very important meeting.**

**WE NEED YOUR HELP.** Each and every year the HOA puts out a plea for new board members. This year we are in desperate need of 4 new board members. If we can't get the support of the community, we will be forced to hire a management company to take over the day to day operations of the HOA. Having to hire a management company will almost triple your current dues. I am certain no one wants this to happen. We need your help and we need it **NOW!** If you would like to run for one of the open board positions, please contact the HOA at [north-carrollfarmshoa@gmail.com](mailto:north-carrollfarmshoa@gmail.com). Also, please plan to attend the annual meeting on **May 1<sup>st</sup>**.

I have decided not to run for re-election to the board. I have served on the board since 2004 and it is time for someone else to bring their ideas and talents to the group. I wish to thank the many board members I have had the privilege of working with over the years. Together we were able to accomplish a lot of great things for our community. Thank you all for your hard work and dedication and it has truly been a team effort. I have always said "This is your HOA!" Now it is your turn, it is time for you to get involved!

Ray Baker

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



# COMMUNITY YARD SALE

Saturday May 20

Rain Date Sat June 3



A friendly reminder to the community that yard waste pick up began on Monday, April 3rd, and will continue into the fall .

Please place all yard waste in brown paper bags or clear yard cans and leave on the curb for Monday pick up. Please do not leave bags at your curb all week, place them out on Sunday for the Monday pickup.

**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.**



As you are planning your Spring projects, or are planning to install solar panels please be sure to submit your Architectural Request Form and receive approval prior to starting your projects.



# HOA Paving Project FAQ's

July 2016 Newsletter indicated "HOA anticipates having to repave HOA owned access roads & parking spaces the next 3-5 years." Why are additional dues being collected in next 3 years?

The HOA wants to insure that the funds are available assuming worst case scenario (3 years).

## What is the ETA for signing a contract?

We will not work on signing a contract until paving needs to be done. The Board has been in contact with the Hampstead DPW about the status of the HOA roads and it is our intention to consult with them along the way.

The paving contractors the board has spoken to will not issue a contract in advance since the price of asphalt fluctuates.

## Do Homeowners receive a refund if the contracted price is lower?

No, all money collected for paving is being deposited into a separate bank account earmarked for paving only. Any additional funds will remain in this account and be used for paving needs in the future.

## Will any money saved from other ventures go towards paving?

Any time the HOA goes under budget for the year the money goes into the HOA Reserve fund for HOA projects that can't be paid out of annual dues money.

## Will any paving assessment paid be refunded if the Homeowner sells before the paving is done?

Title companies are required to reach out to the HOA before a home goes to settlement. The HOA provides a letter regarding the paving project to the title company. The seller will have to negotiate with their buyer as the dues and paving assessment are by lot/home not by owner.

## How are homes that are behind on dues payment factored into contributing to this?

Each home will receive a statement regardless of their current status with the HOA. If any home does not pay the paving assessment the HOA will begin collection processes just as the HOA does with delinquent dues.

## What specifically will be paved?

The HOA owned access roads and parking spaces. Townhouse owners will have a separate assessment for their individual parking spaces.

## How much do I have to pay?

ALL 220 homes will be assessed \$150 over 3 years for a total of \$450 per home, so the HOA collects \$99,000.00. As mentioned above each townhouse with asphalt parking spaces will have an additional assessment to be determined and communicated to them when the amount per space is known.

# Friendly Reminders

- ◆ Trailers cannot be stored in the neighborhood without prior Architectural Committee Approval
- ◆ Boats/boat trailers cannot be stored in the neighborhood unless in a garage
- ◆ Be Courteous to your neighbors and clean up after your dogs regularly, whether on walks around the neighborhood/common areas or in your own yard.
- ◆ There are several areas in the neighborhood marked as NO PARKING areas, either by sign, marks on the curb, or yellow curbing. Be mindful of these NO PARKING areas and remember, NO PARKING MEANS NO PARKING!.

Homeowners, if you have hired a contractor to work on your home or lawn please remind them not to park along the No Parking areas, the HOA has received numerous complaints regarding this.

- ◆ When the wind blows on trash day, please pick up trash that has blown into your yard. Even if it's not "your" trash it's unsightly.
- ◆ It has been brought to our attention there are people driving the wrong way behind the town homes. This is VERY dangerous especially this time of the year because children are out and about playing. The road behind the townhomes is one way going from South to North. Please use your better judgement and drive the correct way on this road. It only takes one time to cause an accident or hit a child.

# HOA Annual Meeting

Monday, May 1, 7 PM  
North Carroll Senior Center  
2328 Hanover Pike, Hampstead

- Neighborhood News
- Hear from Hampstead Mayor Christopher Nevin
- Hear from Hampstead Police Chief Steve Gossage
- Vote on 4 Board Positions

Remember, this is your HOA, the best way to stay informed is to attend Meetings.

We need volunteers for board positions! If interested or if you have questions, please email [northcarrollfarmshoa@gmail.com](mailto:northcarrollfarmshoa@gmail.com)

## **BULK TRASH - SATURDAY, July 15**

REMINDER : THE ITEMS BELOW WILL NOT BE PICKED UP



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



Hazardous waste must be disposed of privately. You may call Carroll County Landfill at 410-386-4550 or visit their website at <http://ccgovernment.carr.org/ccg/recycle/landfill.asp> for questions concerning disposal of hazardous waste.

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

North Carroll Farms HOA  
PO Box 367  
Hampstead, MD 21074

**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.**

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