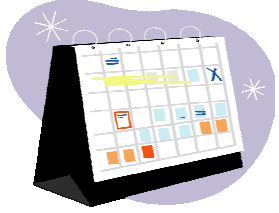




THE GOOD NEIGHBOR

Dec 2016



Calendar of Events

January 9 (Mon) — HOA Meeting, NC Senior Center @ 7 PM

March 18 (Sat) —Bulk Trash Pickup

April 8 (Sat) —Easter Egg Hunt, Pavilion @ 4 PM

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

Message from the HOA President

Happy Holidays!

The community always looks so nice this time of the year. I really enjoy riding through the neighborhood looking at the decorations and the lights. As 2016 comes to a close it is time to look back and reflect on the year that has passed and look forward to the promise that a new year brings. Before we bring 2016 to a close there are a few items below I must bring to your attention.

2017 Budget and Dues- Last night at our monthly board meeting the board of directors approved the HOA budget for 2017. A copy is included in this newsletter for your review. I am happy to report there will not be a dues increase for 2017 and they will remain at \$152.00 for the year.

Paving of HOA Roads and Parking Spaces – As you are aware we have been talking about repaving HOA owned roads and parking spaces for several years now. Experts have advised us that our current roads have about 3-4 more years of useful life before they must to be repaved. We have gotten several quotes to do the work and we estimate this project will cost approximately \$100,000. This works out to be \$450/home in our community. In order to cover the cost of this project we will need to collect a special assessment to cover this expense. During our annual meeting (held on May 2nd, 2016), this issue was discussed and it was recommended by the homeowners in attendance we break the \$450 paving assessment into 3 equal payments of \$150. It was also requested that make the assessment due in July and not at the February when HOA dues are due. Beginning in 2017 and for the next 3 years the HOA will be billing for a special assessment so we will be ready for this project. More information will be forthcoming.

Open Board Positions in 2017 – At our annual meeting on May 1st 2107 (mark your calendar now) the community will be voting for and electing several new board members to the HOA Board of Directors There will be several open HOA board positions that will need to be filled. As 2017 approaches I urge you to consider becoming a member of the board as we need your ideas and talent.

Finally, I would like to wish everyone a very Happy Holiday Season! I hope you enjoy this special time with your friends and family! Best wishes for a very happy, health, and prosperous 2017!

Ray Baker,
President NCFHOA

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

What's Happening in North Carroll Farms?



I wanted to update the community on the where we are in regards to the community tree project. In the last newsletter, we printed an article describing the path thus far. This is your community and your home; we are just trying to manage it responsibly for everyone.

It is time to talk about the scope of this project and we want the community to weigh in. Regular mowing has subsided so we can now mark the proposed planting areas for the community to see and get an idea of the impact this project. We have already done this and would like your input/opinions/suggestions. The marked areas are:

- 1) The area near the pump house on the North end of the development just to the south of Famwoods Lane. This area is being considered in its entirety.
- 2) Starting from the Basketball court and heading south parallel to the Railroad tracks. We have two sections we are considering. The second section is the southernmost 8900 square feet or the last 255' of that area.

I want to warn you the flags are not exact, it was cold and very windy when we marked this out. Pink and orange flags mean the same in this case and I hope are visible enough. Please take a walk around, enjoy the neighborhood, and take some time to look at these areas and provide feedback on this proposal. Keep in mind once these trees are planted they will stay. These areas will be protected and cannot be built on in the future. We do not want to take away play areas but manage our open space responsibly. This may even give us an added benefit of sound barrier from the train.

Please e-mail the NCFHOA with your opinions, suggestions, and thoughts and let us know if you want to commit to this in its entirety, or if the southernmost parcel should be left open, etc. I look forward to hearing from the community and preparing for the next step. I encourage you to take that walk soon, we can only keep the flags up so long, and the snow is coming soon!

Happy Holidays!

2017 HOA BUDGET

1/1/17-12/31/17

INCOME	Budget	
2017 Annual Dues	\$ 33,440.00	
2017 Prepaid Dues	\$ -	
Late Fee on Dues	\$ -	
2017 Special Assessment	\$ 33,000.00	
2018 Prepaid Dues	\$ -	
Interest Earned	\$ -	
Total Income	\$ 66,440.00	
EXPENSES		
Street Light	\$ 500.00	
Charitable Donations	\$ 100.00	
HOA Lawn Maintenance	\$ 12,950.04	
HOA Repairs	\$ 5,000.00	
HOA Snow Removal	\$ 9,000.00	
Insurance- Business and Liability	\$ 825.00	
Office Supplies	\$ 300.00	
P O Box Fees	\$ 90.00	*
Postage and Delivery Fees	\$ 525.00	
Accounting Fees	\$ 800.00	
Legal Fees	\$ 1,000.00	
Social Budget (Yard Sale, Halloween, Easter)	\$ 500.00	
Taxes/Filing Fees	\$ 100.00	
Website Hosting	\$ 168.00	
Monies to Reserve Account	\$ 1,581.96	
Monies to Paving Account	\$ 33,000.00	
TOTAL EXPENSES	\$ 66,440.00	
NET INCOME TO EXPENSE	\$ -	

Snow Removal

- ◆ Any time the Emergency Snow Plan is in effect, cars may not be parked on the side of the street on which blue snowflake signs are placed.
- ◆ Shovel your driveway snow into your yard, not into the roadway.
- ◆ Clear sidewalks as soon as possible.
- ◆ Private drives are the responsibility of the homeowners who live there. Our snow removal contractor will plow your driveway for a small fee. Contact our Land Use Chair for additional information.



Hazardous Waste

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/recycling/> for questions concerning disposal of hazardous



BULK TRASH - SATURDAY, March 18

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.



**Do You Want to Volunteer But Don't
Have A lot of Time??????**

VOLUNTEER NEEDED...

...to publish the quarterly newsletter.

If interested please email northcarrollfarmshoa@gmail.com.

HOA Board Members

President—Ray Baker

Vice President—Doug Torgeson

Treasurer—Cathy Hubb

Secretary—Matt Muller

Architectural Committee Chair—Emily Wallerich

Land Use Committee Chair—Dan Schiller

Social Committee Chair—Joey Longmire

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