

NORTH CARROLL FARMS COMMUNITY NEWSLETTER

January 2020

Dear Neighbors;

We hope everyone had a wonderful holiday season! All the lights and decorations in our neighborhood looked beautiful!

The annual budget is being sent in a separate email. Please note that our dues have increased from \$152 to \$159, still the lowest in the local zip code. In addition, dues were not increased last year. They are due March 15. There continues to be issues with the post office; please consider auto-pay, to ensure that payment isn't late.

NEIGHBORHOOD REMINDERS

On garbage days, park 10 feet to the right and left of the shared driveways, not where garbage and recycling needs to be placed. Please contain your garbage in a garbage can with the lid attached, if at all possible, as the crows and raccoons have been having a field day with the bags and open recycling, strewing garbage everywhere. At minimum the town standard is if you opt out of a lidded can, please use a tied black trash bag, not a thin kitchen bag. Please put it out the evening before pickup, and remove the cans within 24 hours of pickup.

Please do not park in front of the mailboxes, or we will not get mail and/or our neighbors cannot access their mailboxes without gymnastics.

Please leave space when parking next to the shared driveways. Some cars are parking so close to driveway exits that residents are having trouble seeing oncoming cars and biking children when exiting driveways.

Trailers and RV's can only be in the street while being actively loaded and unloaded. Cars cannot be parked on lawns. This is a ticket-able offense in the town of Hampstead. If you see it, call it in.

When it snows, please park in your personal spaces if at all possible, so we can keep a clearer street.

Residents of the Townhomes: Please ensure you and your guests drive the correct way on the one-way road. Please ensure your guests do not park in the tow away zones clearly labelled "no parking". Community residents, please feel free to call Green's Garage anytime you see a car parked illegally. It is clearly marked, and we will darken the stencil this coming spring. The HOA board is volunteer, and we can't catch everything. Cascade manages us, but they can't patrol the streets 24/7.

NEIGHBORHOOD UPDATES

There was no news to report from the Hampstead Police Department, until we had news of our own. Vulgar and racist graffiti was found down at the pavilion. If you have any leads, please contact us. A police report has been filed, and this will cost our community volunteers time and our community funds to repair the damaged tables. If you have seen something, please say something.

Prepare for paving! If you live in the townhomes, you are responsible for paying for your individual parking spaces. If you live on shared driveways, you are responsible for paying for your share of the shared driveway, and you can opt to repave your personal driveway. While it does not need to be done at the same time as the private access road behind the townhomes, we plan to negotiate a discount for homeowners wanting to do it at the same time we do that. We are getting quotes this spring, with plans to pave behind the townhomes in summer of 2020 or 2021. Shared driveway owners: talk with your neighbors and make a plan!

We will be mounting mirrors on 4x4 poles behind the townhomes, as 2 fences were previously approved that shouldn't have been, years ago, as they block visibility of pedestrians.

We have conducted our bi-annual audit with Shaneybrook.

We have installed the new solar lights at both entry points. Please check the incoming signs for important dates, like HOA meetings!

We hope you are enjoying the break from yard work! Yard waste pickup will resume on the first Monday in April.

Town of Hampstead bulk trash is scheduled for March 21. There will be a spring walk through of the neighborhood in April by Cascade, to ensure our neighborhood looks nice after the winter. As requested, we have revamped the reminder notices from Cascade. In addition, PLEASE communicate with us and Cascade if you need additional time for a planned project. We all want our homes and neighborhood to look nice, but we understand that life sometimes gets in the way of our plans!

Our spring yard sale will be on May 16th, 2020

Please join us at our next meeting on March 2, 2020 at 7PM. We have 2 vacancies on the board and we would love to have you join us. Additional meetings (at the senior center) this year will include: May 4 (annual meeting), August 3, October 5, (November 9 budget meeting for sitting board, at Cascade), and December 7, our budget review meeting. We aim to stick to this schedule and have tried to choose less busy times to hold the meetings, with the goal to have less meetings overall. We will only add meetings if absolutely needed, as we are all busy.

Please feel free to contact us with concerns or questions.

The NCF HOA Board