

# The Good Neighbor

*The latest community news and announcements*

## The Board

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**Land Use Chair**

*Niki Dugan*

The HOA Board is currently looking to fill the position of Recording Secretary. If you would be interested in volunteering, please contact the HOA President or send an email to [NorthCarrollFarmsHOA@gmail.com](mailto:NorthCarrollFarmsHOA@gmail.com)

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## Snow Reminders

- Any time the Snow Emergency Plan is in effect, cars may not be parked on the side of the street on which blue snowflake signs are placed.
- Clear sidewalks as soon as possible. Per the town of Hampstead, sidewalks must be cleared within 24 hours after the end of snowfall.
- Shovel your driveway snow into your yard, not into the roadway.
- 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.



## Homemade Hot Chocolate

### Ingredients

- 4 cups milk (whole or 2%)
- 1/4 cup unsweetened cocoa powder
- 1/4 cup granulated sugar
- 1/2 cup bittersweet or semisweet chocolate chips or chopped chocolate bar
- 1/4 teaspoon pure vanilla extract

### Instructions

Place milk, cocoa powder and sugar in a small saucepan. Heat over medium/medium-low heat, whisking frequently, until warm (but not boiling). Add chocolate chips and whisk constantly until the chocolate melts and distributes evenly into the milk. Whisk in vanilla extract, serve immediately.

## Neighborhood Reminders

- It has come to our attention that there has been a significant amount of dog poop left on the ground lately, particularly on Lower Forty and Upper Forde between the two stop signs. This serves as your friendly reminder to please pick up after your pets.

- Good news! After receiving quotes from over 20 paving companies, we have finally chosen one and will begin paving in the spring!

This has been no easy feat, as many of the companies gave quotes of more than double our initial paving budget (the highest being \$242k!!). We were able to get that number as low as possible, however the final cost will still be over what was originally planned years ago. That said, we will have two more paving assessments due in 2021 and 2022 as follows:

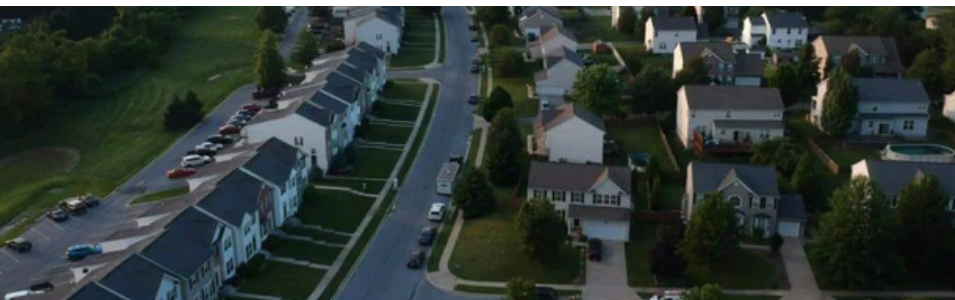
- For all homes \$166 in 2021 and \$68 in 2022.
- Townhomes will also have an additional \$184.50 due.

As a reminder, 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.

Invoices will be sent sometime in February with the annual dues invoice.

Please feel free to contact us with concerns or questions.

The NCF HOA Board



## Holiday Scavenger Hunt

With the warmer weather so far this season, we thought it'd be fun to have a holiday scavenger hunt throughout the neighborhood. Take the list below and have some fun walking around with your family. Can you find them all??

- Snowman
- Santa
- Angel
- Rudolf
- Santa's sleigh
- Elves
- The Grinch
- Star
- Snowflakes
- Giant Ornament
- A house all in white lights
- A house in all color lights
- Door Wreath
- Window Wreath
- A Star Wars Christmas
- Peanuts Christmas Decor
- A Christmas Flamingo
- Christmas Tree
- A top hat
- Giant Holiday lights
- A forgotten Pumpkin
- Icicle lights
- Holiday Presents
- Jingle Bells
- Gingerbread House
- Candy Cane
- Hippo

## 2021 NCF HOA BUDGET

<b>Income: Dues</b>	<b>\$ 34,980.00</b>
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<b>Expenses:</b>	<b>Budget</b>
P O Box Fees	\$ -
Website Hosting	\$ 200.00
Insurance- Business and Liability	\$ 2,600.00
Management Company Fees	\$ 5,040.00
HOA Snow Removal	\$ 9,000.00
HOA Lawn Maintenance	\$ 12,975.00
Legal Fees	\$ 900.00
HOA Repairs	\$ 2,500.00
Office Supplies	\$ 100.00
Social Budget (Yard Sale, Halloween, Easter)	\$ 100.00
Utilities	\$ 500.00
Postage and Delivery Fees	\$ 110.00
Accounting Fees	\$ 800.00
Charitable Donations	\$ 100.00
Taxes/Filing Fees	\$ 50.00
<b>Total Expenses</b>	<b>\$ 34,975.00</b>

<b>Variance</b>	<b>\$ (5.00)</b>
Per home increase	\$ (0.02)

### Important Dates

<b>December 18, 2020</b>	Santa on Fire Truck
<b>December 28, 2020</b>	Final Yard Waste Pickup
<b>March 15, 2021</b>	Annual dues due
<b>April 16, 2021</b>	Paving assessment due
<b>March 1, 2021</b>	HOA Meeting
<b>March 20, 2021</b>	Bulk Trash Pickup