

The Good Neighbor

The latest community news and announcements

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Want to join the HOA board? If you would be interested in volunteering, please contact the HOA President or send an email to NorthCarrollFarmsHOA@gmail.com

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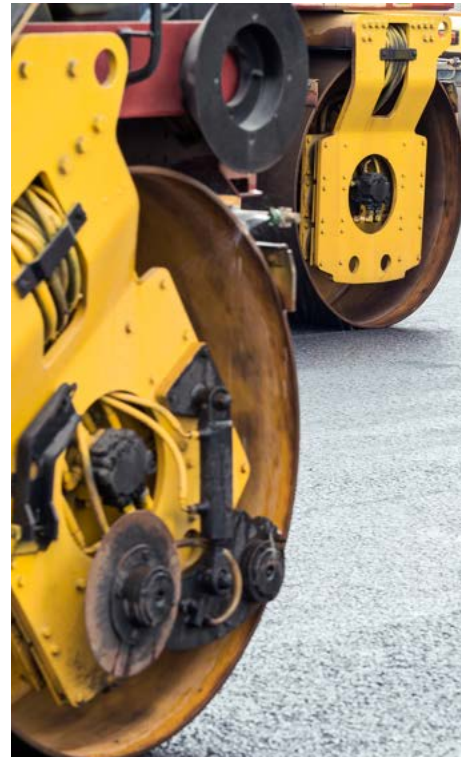
Paving

Street and parking paving is finally scheduled to begin in May! While we don't yet have a specific date, there are a few reminders:

Once paving starts, we ask that all single family homeowners try to park in driveways rather than on the street so that townhome owners have space to park.

For all those that must park on the street, please try to park on one side of street so as not to block flow of traffic.

Thank you to all who have already paid paving assessments. If anyone has any questions or needs help paying assessments, don't hesitate to ask by sending us an email.



Yard Sale

Mark your calendar!

Our community yard sale is scheduled for Sunday June 13, 2021.

Please be sure to follow our Facebook page for any and all updates.

Easter egg hunt

At our last meeting the idea of an Easter Egg hunt was brought up. We are gauging interest - if this is something you are interested in, please let us know in the Facebook poll before March 20th.



Neighborhood Reminders

PARKING REMINDERS:

- There is to be absolutely no parking in front of fire hydrants. State law requires that all vehicles be parked at least 15 feet from all fire hydrants.
- Please be mindful of parking at the edge of neighbor's driveways, especially on trash night.
- Please allow plenty of space between mailboxes and parked vehicles.



PICK UP AFTER YOUR PET

We are continuing to receive complaints about dog owners leaving messes behind. This is not only disrespectful to your neighbors, it can bring unwanted rodents into our community.

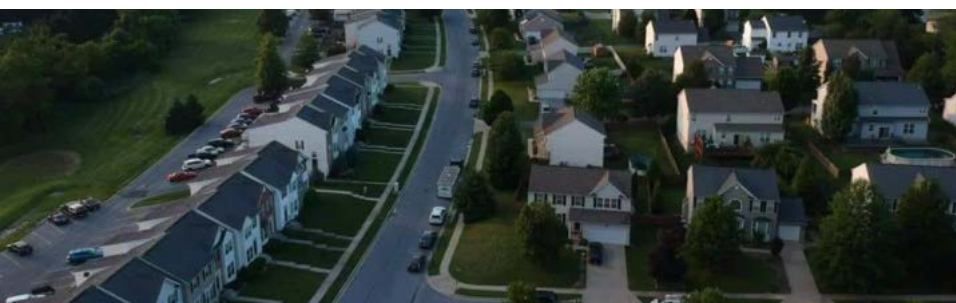
HOA INSPECTIONS

Visual house inspections will begin sometime middle to end of April, weather permitting. Attached is the fee schedule for reminder.

Refer to your email or the HOA website for Architectural modification regulations.

RADON AND GAS

Our neighborhood is aging, and that means some additional safety precautions. Checking outdoor gas lines for leaks, as well as indoor radon levels, can help keep us all safe and healthy for years to come. For more info on Radon visit <https://phpa.health.maryland.gov/OEHFP/EH/Pages/Radon.aspx>



Lawn Care Tips

We are all excited for the warmer weather, and with that comes landscaping maintenance. Use the list below to get your lawn and garden in tip-top shape!

- **Inspect your trees and shrubs.** Start your spring spruce up with a thorough inspection of your yard. Look for any branches that might be broken or damaged and prune them or have them removed by a professional.
- **Test your soil.** Test your soil once every few years to make sure it has the proper pH balance and mix of nutrients. You can usually get your soil tested at your state's local agricultural extension office, or ask your lawn care or landscape professional.
- **Fertilize your lawn.** The decision about whether or not to fertilize should be based on the nutrition requirements needed by your soil conditions. ble losses to the environment and increase nutrient absorption. In certain situations, it may help to use organic materials which can improve the health of your soil.
- **Fertilize trees and Shrubs, too.** Most plants, trees, and shrubs will benefit from proper fertilization with a slow-release product just before mulch is applied.
- **Control Weeds.** Spring is a good time to apply pre-emergent weed control for weeds such as crabgrass. One hint on timing is that when forsythia is in full bloom, it's usually the perfect time to apply crabgrass weed preventer.
- **Make planting beds neat and tidy.** Rake the old leaves and debris from plant beds and create neat, natural edges around the beds using an edging tool.
- **Add an inch-thick layer of fresh mulch in plant beds and around trees.** Don't let the mulch touch tree trunks and never let the mulch accumulate to more than a 3-inch depth. Mulch not only makes planting areas look neat, but also helps to retain moisture in the soil, keeps roots cool in the summer, and insulates them in the winter. As mulch decomposes, it adds organic matter to the soil.
- **Inspect your irrigation system.** Once the weather has warmed up for the year, turn on your irrigation system and inspect it to see if it is in working condition.

North Carroll Farms HOA Violation Schedule

Section 7, Article 4, states the HOA is permitted to enact a violation schedule to assist in enforcement of property and by-law violations that affect the value of members' homes and the overall well being of the community. In addition, the residents of North Carroll Farms should have a transparent view into the violations process and how it affects them. To these ends the following violation schedule will serve as a framework for addressing these issues.

Procedure:

- Complaint is received by the HOA.
- Complaint is sent to architectural committee chair for investigation for appropriate action.
- Should the complaint be verified the process will be as follows:

Day 1 (Phase 1)	Architectural chair will send official letter to homeowner of violation and possible solutions.
Day 11 (Phase 2)	Architectural chair attempts personal visit and/or phone contact with homeowner to discuss violation.
Day 21 (Phase 3)	Homeowner is contacted via standard mail, certified mail, and phone regarding violation.
Day 31, 61 & 91 (Phase 4)	Homeowner is fined every 30 days and contacted via standard mail: Minor Infraction – \$25/30 days Major Infraction – \$50/30 days
Day 121 (Phase 5)	Homeowner is fined every 30 days and contacted via standard mail: Minor Infraction – \$50/30 days Major Infraction – \$100/30 days

Note: HOA still reserves the right to take legal action at any time.

Minor violations are classified as easily correctable issues such as:

- Improper outdoor storage;
- Improperly maintained yards;
- Un-repaired storm damage such as missing flashing or siding;

Major violations are classified as a major disregard for the by-laws and/or architectural standards of North Carroll Farms. Examples of major violations may include:

- HOA approved home improvements that were not completed as described in initial approval;
- Unapproved home improvements;
- Allowing a property to become in disrepair;
- Willful disregard for HOA by-laws and/or architectural standards;

Enforcement:

The Architectural Committee will oversee this process. The committee chair has the latitude to work with violators to remedy the situation.

Appeals:

Fines levied by the architectural committee may be appealed to the elected HOA board of directors at any time during this process. This must be done by contacting the HOA Board in writing and requesting an appeal. This will be done at a regular monthly meeting of the HOA Board. The Board of Directors has final say regarding all fines.

Important Dates

March 15, 2021..... Annual dues due
 March 20, 2021..... Bulk Trash Pickup
 April 5, 2021..... Yard Waste Pickup Begins
 April 16, 2021..... Paving assessment due
 May date TBD..... Paving project to begin
 May 3, 2021..... HOA Annual Meeting
 June 13, 2021..... Community Yard Sale