

The Good Neighbor

The latest community news and announcements

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The HOA is in need of a Recording Secretary and Architectural Committee members. If you would be interested in volunteering, please contact the HOA President or send an email to NorthCarrollFarmsHOA@gmail.com

In This Issue

Calendar *page 3*

Easter egg hunt *page 1*

HOA Board *page 1*

HOA Violation Schedule *page 3*

Lawn Care Tips *page 2*

Neighborhood Reminders *page 2*

Paving *page 1*

Yard Sale *page 1*

Paving

The tentative start date for paving is May 17th (yay!). As paving begins, please keep the following in mind:

- 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 park on one side of Upper Forde so as not to block flow of traffic.
- Paving assessments were due in April. If you have not already, please submit payment as soon as possible. If you have any questions or concerns, please send us an email.



Yard Sale

Sunday June 13, 2021

It's time to start cleaning out those garages, basements, and closets! Our annual community yard sale is on the books, and we are gearing up to help make it a successful event for all of our neighbors. Keep up to date on all yard sale information via our community Facebook page.



Neighborhood Reminders

Architectural Committee Members Needed!

We are in immediate need of volunteers! This is a low-commitment position. If interested, please email NorthCarrollFarmsHOA@gmail.com

Lawn Maintenance

Spring has sprung, and with it brings growing grass (and weeds galore). We've noticed quite a bit of extra tall dandelions out there - please be sure to keep up on mowing your lawn.

If you are in need of assistance, head to our community Facebook page - there are plenty of helping hands and suggestions to go around!

Enforcement of fees

Please review the violation schedule on the next page. The board will be strictly enforcing this policy moving forward.

For any questions or concerns, send us an email.

See you around the 'hood!
Your HOA Board



Let's have a picnic!!

Sandwiches on a Stick

makes 25+ sandwiches

This kind of recipe is more of a method. Use whatever your crowd likes - and maybe throw in a new flavor too!

ingredients

- 1 Italian or French loaf (Whole wheat is always my preference but I wanted everyone to eat these, so I caved and got white. You'll be braver!)
- 25 cubes of cheddar cheese (I chopped my own, using a regular block of cheese but they're available in packages)
- 25 cubes of Swiss cheese (ditto)
- 1 pack turkey deli meat (I like then "uncured" kind without nitrates)
- 1 pack ham deli meat (ditto)
- 1 jar of small kosher dill pickles
- 25 cherry tomatoes
- 25 bamboo skewers

instructions

Get organized, setting up an assembly line for yourself. First cube the bread and cheeses. Those should all have their own pile. Slice the deli meats into strips and roll them up individually, making two more piles. Chop the pickles into about 3 pieces per pickle. Set out the skewers and tomatoes. Decide the order and arrange your ingredients that way, starting with the sticks. Slide a piece of bread on first, followed by the other fillings, then finish with another piece of bread.

CHEESE & SIZING NOTE: The cheddar cheese was softer and harder to not split on the skewers. My advice is to cut up a complete skewer full of ingredients and try sliding everything on a stick. Then you'll know whether you have the right sizes of everything.

TIMING NOTE: These don't store overnight very well (bread usually gets a little hard) but in a pinch you could assemble them ahead of time OR just get all your ingredients chopped, rolled, separated, etc. the night before and store separately in the fridge (except the bread). It only takes about 10 minutes to put 25 of them together.



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

- May 17..... Approximate Paving start date
- May 29..... Hampstead Day
- June 5..... Farmer's Market Begins
- June 13..... Community Yard Sale
- July 17..... Bulk Trash Pickup
- August 2..... HOA Meeting
- August 28..... Carroll County Balloon Festival