

The Good Neighbor

The latest community news and announcements

The Board

President

Kim Brown

Vice President

Joey Longmire

Treasurer

Nick Ervin

Recording Secretary

Vacant

Architectoral Committee Chair

Vacant

Social Committee Chair

Cerissa Leese

Land Use Chair

Tim Leese

The HOA Board is currently looking to fill several postions on the board.

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*

HOA Board *page 1*

Neighborhood News *page 2*

Recipe *page 2*

Winter Reminders *page 1*

2022 HOA Budget *page 3*

Oh, Snow!

The snow and ice are bound to fall from the sky soon, so just a few reminders as we head into the winter months:

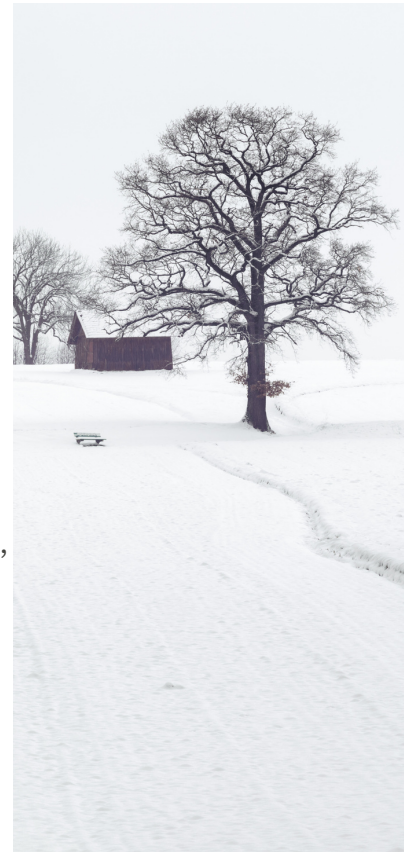
- During a Snow Emergency, cars may not be parked on the side of the street on which blue snowflake signs are placed.

- 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.



Meet the HOA

Cerissa Leese, Social Committee Chair



A hairstylist of nearly 17 years, Cerissa is a former musical theatre performer who loves finding the beauty in all things.

She and her family moved to NCF in 2017 and instantly fell in love with the neighborhood and the town of Hampstead. "We found the perfect place to raise our son and we wouldn't want to be anywhere else," says Cerissa.

In 2020, without work to keep her busy, Cerissa decided to join the HOA first as a member of the Architecural Committee and then stepping up to the Social Committee Chair late last year. She has enjoyed the task of bringing the community together and hopes to continue to do so whether on the board or not.

When not organizing events or coloring some hair, you can find Cerissa playing video games, doing some yoga & meditation, or plotting how exactly to adopt all the cute pets who need homes.

Neighborhood News

- First, a big thank you again for your patience with the neighborhood paving project. We know it wasn't fun, but we got through together - and the best news of all is that we saved some money on the project. Because of this there will be *no additional assessments* due in 2022 as originally anticipated! If you already paid the 2022 assessment, it will be rolled over into your 2022 dues and your invoice will reflect this.

- Annual Dues notices will be sent in January. Please be on the lookout for your invoice. Dues for 2022 will be \$166.

- This summer the board reviewed the approved paint colors and updated to reflect current Sherwin Williams colors. The updated colors can be found on the HOA website.

- Have you checked your radon? Levels of radon in the home can fluctuate year to year so it's important to have your home checked at least every 2 years. At home kits, professionals, and installed detectors are all options.

- Neighborhood Shred Event is coming this Spring (official date TBD). We hope to find an evening in late April or early May to host a shred event in the lot by the pavilion/basketball court. Keep an eye out on our Facebook page for more information as it comes.

- We will also be putting together another community yard sale for the Spring. Dates and further info to be discussed at the next HOA meeting on March 7th.

Happy Holidays from your HOA!



Ingredients:

- 1 cup unsalted butter , room temperature
- 2/3 cup + 3 tablespoons granulated sugar , divided
- 2 cups + 1 tablespoon all-purpose flour , spooned and leveled
- 1 teaspoon vanilla (optional, but recommended)
- rainbow sprinkles or nonpareils (optional, but recommended)

Instructions

- Preheat oven to 325* F. Line 2 large baking sheets with parchment paper.
- In a medium bowl, using a handheld electric mixer, beat together butter and 2/3 cup sugar until combined.
- Add in flour and blend well (then blend in the vanilla, if using.)
- Using a cookie scoop, roll the dough into 1-inch balls.
- Gently roll the balls in the remaining 3 tablespoons of sugar until lightly coated; transfer to the baking sheets 2 inches apart.
- With the bottom of a measuring cup or glass, press down on the balls to flatten. Sprinkle with some nonpareils (if using) and lightly press down again just so they stick. (The dough should end up being between an 1/8-1/4 inch thick. They will look pretty small, but they will spread a bit once baked).
- Bake for 14-16 minutes or until just slightly golden around the edges.
- Remove from the oven and let rest on the baking sheets for at least 10-15 minutes (don't skip this step!) Then eat or transfer to a cooling rack to cool completely.



2022 HOA Budget

Income: Dues	\$ 36,520.00
	= \$166 x 220 homes
Expenses:	Budget
Website Hosting	\$ 300.00
Insurance- Business and Liability	\$ 1,800.00
Management Company Fees	\$ 5,040.00
HOA Snow Removal	\$ 10,000.00
HOA Lawn Maintenance	\$ 14,800.00
Legal Fees	\$ 500.00
HOA Repairs	\$ 2,500.00
Office Supplies	\$ 100.00
Social Budget (Yard Sale, Halloween, Easter)	\$ 100.00
Utilities	\$ 504.00
Postage and Delivery Fees	\$ 110.00
Accounting Fees	\$ 324.00
Charitable Donations	\$ 100.00
Taxes/Filing Fees	\$ 200.00
Future Projects Budgets	\$ 142.00
Total Expenses	\$ 36,520.00

Important Dates

December 17	Santa on Fire Truck
December 20	Final Yard Waste Pickup
January 3 & 10	Christmas Tree Pickup
March 7	HOA Meeting
March 19	Bulk Trash Pickup