

North Carroll Farms HOA  
1431 N. Main St.  
Hampstead, MD 21074  
[www.northcarrollfarmshoa.org](http://www.northcarrollfarmshoa.org)



March 3, 2023

**RE: Property Maintenance Tips**

Dear Neighbors,

It was recently requested that the HOA provide a list of maintenance items that are generally reviewed during our annual neighborhood-wide inspections. This list is a guide and does not relieve homeowners of the responsibility of other maintenance items that may not be listed here. Please see below:

#### **Lawn and Garden**

- Clear any weeds and leaves away from gardens, driveways, parking areas and walkways.
- Trim and prune trees and shrubs to encourage growth and eliminate an unkept appearance.
- Refresh mulch to landscape areas, as needed.
- Keep shrubs, trees and grass trimmed away from sidewalks.
- Maintain a freshly cut lawn; edge and trim regularly, paying specific attention to gardens, fences, trees, signs, sidewalks, and any other areas where lawnmower will not reach.

#### **Home Exterior**

- Inspect home exterior for algae growth and dirt. Hose down or power wash your home's exterior siding, and if needed, doors and shutters. It is a good time to clean outside light fixtures and check for any necessary repairs.
- Touch up paint where needed, to include faded shutters, exterior trim, doors, and windows.
- Make any necessary repairs to your home's exterior.
- Children's toys and other miscellaneous outside items should be organized and cleaned up on a routine basis. Garden tools should not be stored in front of your house or on porches.
- Remove newspapers left on the curb or road.
- Ensure trash cans are not stored outside in visible areas and only at the curb within 24 hours of service.
- The front, side and rear yards need to be kept clean and maintained, as stated in our bylaws (Article VI/Use Restrictions).

If you have any questions, please direct them to [northcarrollfarmshoa@gmail.com](mailto:northcarrollfarmshoa@gmail.com).

Sincerely,

North Carrol Farms Homeowners Association  
Architectoral Committee