

Farmbrook Homeowners' Newsletter

www.farmbrookhoa.com



READ AND SAVE THIS NEWSLETTER FOR FUTURE REFERENCE

BOARD OF DIRECTORS AND MANAGEMENT

President: John Kendall
Vice President: Pat Mullican
Treasurer: Will Wirt
Secretary: Dawn Archibald
Member At Large: John Boyd

Management:

Clagett Management, Inc.
7540 North Market Street
Frederick, MD 21701
Marcie Carnahan
(301) 695-6676 x206

SUMMARY OF BOARD ACTIVITIES



The Board of Directors (BOD) meets on a monthly basis at the office of Clagett Management, Inc.

The Farmbrook Board of Directors met in August and September and discussed tree removal and tree replacement. The Federal Regulatory Commission had advised Allegheny Power that they must clear areas

around all power lines. The Homeowners' Association (HOA) was contacted in reference to the areas behind the single family homes where the power lines are located. A payment from Allegheny Power to the HOA of \$1,200 was negotiated for removal of the trees. The HOA plans to use the funds for future landscaping in the community. The BOD approved plantings at

the entrance of Glenmeadow Court to replace the landscaping removed due to drainage issues.

During the August meeting, Corporal Torres from the Frederick County Sheriff's Department attended the meeting to discuss some issues in the community.

During The September meeting there was continued discussion in finalizing the snow contract. The BOD also listened to the concerns of several residents from Kernel Court in reference to skunks in the area. The BOD agreed to investigate and get a price to trap the animals. Residents are encouraged to inform Marcie with Clagett Management (301-695-6676, ext. 206) if any other residents in Farmbrook are experiencing problems with skunks.

Additionally, the BOD voted to remove a tree on Kernel Court.

The BOD also voted to impose a fine of \$100.00 on anyone holding a yard sale in common area property. Yard sales are permitted only during the community yard sale in the spring or if held on the resident's private property.

The next meeting will take place on October 19, 2010 at 7:00 p.m. at the Clagett Management Office.

SAVE THE DATE - ANNUAL MEETING



The annual Farmbrook HOA meeting will be held on Tuesday, November 16, 2010 at Ballenger Creek Middle School. There will be two positions open for the BOD. Please watch your mailboxes for additional information in the coming weeks with details on the annual meeting, as well as information about how to show interest in

becoming a board member. See you there!

IMPORTANT PHONE NUMBERS

Fire & Rescue: 911
SHERIFF'S OFFICE
Non-emergency only: 301-600-1046
Discount Towing: 301-663-8799
Animal Control
Not the Humane Society: 301-600-1546
Tennis Court Lock: 301-695-6676 ext. 206
Stop Receiving Gazette: 301-670-7350



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FLOOD/MOTION SENSING LIGHT INSTALLATION

Installing a flood or motion sensing light on your home can not only help increase your own home's security, but can help increase community security. The BOD is offering a one-time, one month credit on your dues if you install a flood or motion sensing light on your home. To receive this credit, send a copy of the receipt for installation or a receipt for the light along with a picture of it installed on your home to management. When installing the light be sure to aim it so that it does not disturb your surrounding neighbors. This is a one-time only credit. If you have previously installed a flood or motion sensing light and received the credit for installation, you are not eligible to receive another credit.

TOT LOT AREAS



Tot lot areas and equipment are for children under 12 years of age. Children using the equipment must be accompanied by an adult. **THE EQUIPMENT IS NOT FOR TEENAGERS OR ADULTS.**

Please remind all members of your household of the tot lot rules and request that anyone over the age of 12 remain off the equipment.

Additionally, the tot lot closes at dark. **NO ONE** should be on the equipment or in those areas after dark.

HALLOWEEN SAFETY TIPS

- S** - Swords, knives and similiar costume accessories should be short, soft and flexible.
- A** - Avoid trick-or-treating alone. Walk in groups or with a trusted adult.
- F** - Fasten reflective tape to costumes and bags to help drivers see you.
- E** - Examine all treats for choking hazards and tampering before eating them. Limit the amount of treats you eat.

- H** - Hold a flashlight while trick-or-treating to help you see and others see you.
- A** - Always test make-up in a small area first. Remove it before bedtime to prevent skin and eye irritation.
- L** - Look both ways before crossing the street. Use established crosswalks wherever possible.
- L** - Lower your risk for serious eye injury by not wearing decorative contact lenses.
- O** - Only walk on sidewalks or on the far edge of the road facing traffic to stay safe.
- W** - Wear well-fitting masks, costumes, and shoes to avoid blocked vision, trips, and falls.
- E** - Eat only factory-wrapped treats. Avoid eating homemade treats unless you know the cook well.
- E** - Enter homes only if you're with a trusted adult. Otherwise, stay outside.
- N** - Never walk near lit candles or luminaries. Be sure to wear flame-resistant costumes.

PET OWNERS: CLEAN UP AFTER YOUR PET!

As a pet owner, it is your responsibility to make sure that you are cleaning up after your pets each time they use the bathroom. There are large trash receptacles at the tot lots and in other areas of the community available for pet waste disposal. Please make use of them.

Also be sure to clean up pet waste from your own yard on a routine basis. Large amounts of pet waste is not only an eye sore, it's a health hazard.

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YARD SALES

The BOD voted at the September 21, 2010 meeting to impose a fine of \$100.00 on anyone holding a yard sale in common area property. This includes holding yard sales along Farmbrook Drive and Fellingwood Drive. Yard sales are permitted in common areas only during the community yard sale in the spring or if they are held on the resident's private property. Holding yard sales along Crestwood Boulevard or Ballenger Creek Pike is illegal.



If you do choose to hold a yard sale, remember that all unsold items must be cleaned up from your property and any signs removed immediately after the yard sale ends.

AVOID THE TICKET: STOP FOR SCHOOL BUSES

Safety should always be our priority, but now that school is back in session, it is even more important. STOP for all school buses when their flashing lights are on. IT IS THE LAW! Passing a school bus while the flashing lights are on carries a large fine and points on your license.

FREDERICK COUNTY GAZETTE

The *Frederick County Gazette* is a free newspaper containing local information that is delivered each Thursday. Management has noticed that residents throughout the community are tossing this free paper into the common areas when it is delivered rather than collecting it and adding it to their personal recycling. Doing this clutters up the neighborhood and adds to the trash expense. If you do not wish to receive this paper, please call (301) 670-7350 to ask that the paper not be delivered to your residence.

WEBSITES WORTH VISITING



- Farmbrook Homeowners' Association: <http://www.farmbrookhoa.com>
- Clagett Management: <http://www.clagett.com>
- Frederick County Public Schools: <http://www.fcps.org>
- Frederick County Government: <http://www.co.frederick.md.us>
- Frederick News Post: <http://www.fredericknewspost.com>
- Frederick County Gazette: <http://www.gazette.net/frederickcounty/>

CLASSIFIEDS

BULK TRASH, LAWN MOWING, MOVING ASSISTANCE

Local Farmbrook resident available to haul bulk trash, mow lawns, and/or move large items. FREE ESTIMATES! Call Larry at 301-682-5887

PARTYLITE

PartyLite Candles, Gifts, and Accessories for the Ballenger Creek Area! Call Toni at 301-694-7326 Visit www.partylite.biz/Toni for more info.

THE SCOOP SQUAD

Pet Waste Removal & Dog Walking Service
Affordable, Locally Owned, & Professional! Prices starting as low as \$11.00 a week!
Call today 301-606-1169 or check us out on the web at: www.Scoop-Squad.com
Don't delay; Call the Scoop Squad Today!

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IMPORTANT DATES

These dates are subject to change, so make sure to check out our Web site: www.farmbrookhoa.com for updates.

IMPORTANT DATES	
September 13, 2010	Recycling Pick-up
September 21, 2010	BOD Meeting at Clagett Management
September 24, 2010	Schools Closed for Fair Day
September 27, 2010	Recycling Pick-up
October 11, 2010	Recycling Pick-up
October 19, 2010	BOD Meeting at Clagett Management
October 25, 2010	Recycling Pick-up
October 31, 2010	Trick-or-Treating: 6:30 p.m. - 8:30 p.m.
November 8, 2010	Recycling Pick-up
November 16, 2010	Farmbrook HOA Annual Meeting
November 22, 2010	Recycling Pick-up

Reminder: Call at least 2 days prior to the BOD meeting if you have an item you would like to add to the agenda.

PAYMENT OF MONTHLY HOA FEES

Please do not include correspondence with your payments.
MAKE CHECKS PAYABLE TO: FARMBROOK HOMEOWNERS' ASSOCIATION,
DO NOT MAKE CHECKS PAYABLE TO CLAGETT MANAGEMENT.

Direct debit is the easiest way to make sure your dues are paid on time each month. If you are interested in signing up for direct debit please contact Marcie at Clagett Management at (301) 695-6676 x206.

