

# 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 the third Tuesday of each month at the office of Clagett Management. During the month of March the Board set the date for the annual yard sale and set the date for the annual bulk trash pickup.

During the April meeting the Board discussed and voted to make repairs to the tennis courts. They also discussed and voted to seal coat the old basketball court area.

## DIRECT DEBIT

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.

## HOME REPAIRS

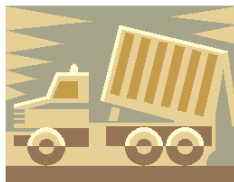
If you are planning an exterior modification or repair to your property, make sure you **complete the application process**. Applications may be obtained from our website at: [www.farmbrookhoa.com](http://www.farmbrookhoa.com) or call Marcie at Clagett Management on 301-695-6676 and request one to be sent to you. We encourage all homeowners to take a survey of their home to assess any damage incurred during the winter months.

## COMING SOON: SPRING/SUMMER INSPECTIONS

The Annual spring/summer inspections will be starting on May 15, 2010. Many homes during the winter months suffered gutter and downspout damage. Please note that these items will be written up in the inspection, but it would be advantageous to have those items repaired as soon as possible to avoid interior damage.

## BULK TRASH PICK UP

There will a Bulk Trash Pick Up on Friday, June 25, 2010. Please read the enclosed flyer for details. If the procedures for pick up are not followed the items will not be picked up and the homeowner will be responsible for the disposal. An additional dumpster may be available, please stay tuned for additional details.



## IMPORTANT PHONE NUMBERS

**Fire & Rescue: 911**  
**SHERIFF'S OFFICE**  
**Non-emergency only: 301-600-1046**  
**Security: 301-695-2662**  
**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**



## Farmbrook Homeowners' Newsletter

www.farmbrookhoa.com

**READ AND SAVE THIS NEWSLETTER FOR FUTURE REFERENCE**

---

### TRASH COLLECTION

Once again residents are reminded that trash is **ONLY picked up on TUESDAY**. Trash should not be placed to the curb for collection prior to 5:00pm on Monday evening. Trash placed at any other time is subject to a \$25.00 per bag fine.

Over the last few weeks Management has received calls that resident's trash has not been collected. After investigating, some items placed for trash are being left because they are recyclable and should be placed with your recycle trash. Most of the items that are being left are cardboard boxes and pizza boxes. These items are recyclable. So if you notice an item was left behind please double check and make sure it does not belong in the recycle bin. Thank you!

### RECYCLING



As per the last newsletter, the Board of Directors asked Frederick County to increase the recycling service from every-other-week pick-up to a weekly pick-up. Frederick County indicated that they are not in the position to provide once a week collection due to the high increase in cost that would result. They did say that residents have the option to place excess recyclables next to their cart in open-topped containers and cardboard boxes. Cardboard does not need to be inside the cart. If you are experiencing consistent overflow, you may purchase a second cart from the County or upgrade to a larger size.

### COMMUNITY YARD SALE

The Community Yard Sale will be held on June 19, 2010 from 7:30 am until 3:00 pm. All residents are invited to participate. You can set up outside your home, along Farmbrook Drive, or at the tennis courts. It is illegal to set up items along Ballenger Creek Pike and Crestwood Blvd. An advertisement will be placed in the Frederick News Post in advance. You can put up your own signs the day of the yard sale if you would like; just make sure they are removed at the end of day.

### YARD MAINTENANCE

Reminder to all homeowners that have a fenced back yard that backs to common area. It is the homeowners' responsibility to cut the grass and remove any weeds from the outside of the fence area. Violation notices and fines will be sent if the area is not maintained.

### BIRDS AND DRYER VENTS – A DEADLY COMBINATION

You may have noticed birds coming in and out of your, or maybe your neighbor's, dryer vents. This can be a very dangerous situation for you. Birds like to build nests inside the vents and that nest clogs up your vent and could start a fire. In fact, a clogged dryer vents cause almost 16,000 fires a year. Birds can also carry very dangerous diseases and could bring them into your home.

Your dryer may be clogged if you experience any of the following:

- \*Dryer takes more than an hour to dry a simple load of towels
- \*Clothes come out damp after a full cycle
- \*Birds or animals are entering your vent from outside.



The Consumer Product Safety Commission recommends that a certified company clean your dryer vent at least every two years. Once your vent is cleaned, it is recommended that you install a bird "cap" or cover over your vent. Once a bird has found a vent, they most always return. The cover can be found at your local hardware store.

*Farmbrook Homeowners' Newsletter*  
www.farmbrookhoa.com



**READ AND SAVE THIS NEWSLETTER FOR FUTURE REFERENCE**

**IMPORTANT DATES**

These dates are subject to change, so make sure to check out our Web site:  
[www.farmbrookhoa.com](http://www.farmbrookhoa.com) for updates.

<b>IMPORTANT DATES</b>	
May 10, 2010	Recycling Pick-up
May 18, 2010	BOD Meeting at Clagett Management
May 24, 2010	Recycling Pick-up
May 31, 2010	Memorial Day - Clagett Management Closed
June 7, 2010	Recycling Pick-up
June 15, 2010	BOD Meeting at Clagett Management
June 19, 2010	Community Yard Sale
June 21, 2010	Recycling Pick-up
June 25, 2010	Bulk Trash Pick-up
July 5, 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.**

**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](http://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](http://www.Scoop-Squad.com)  
*Don't delay; Call the Scoop Squad Today!*