

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.
20 West Third Street
Frederick, MD 21701-5331
Marcie Carnahan
(301) 695-6676 x206

SUMMARY OF BOARD ACTIVITIES



The Board of Directors (BOD) meets on the third Tuesday of each month at the office of Clagett Management, Inc.

During the April and May meetings, the BOD met with two trash contractors to discuss service for the Farmbrook Community. The contract will

be awarded shortly and there is no anticipated change in service.

The BOD is working with the landscaping contractor and the church on Ballenger Creek Pike to work on the drainage issues in the culvert in the flood plain.

The BOD is also working with the County in

regards to occupancy codes. Management has received several complaints regarding occupancy and is working with the County to determine what occupancy laws exist.

The security company continued to provide reports of activities in the development. They have been working with local law enforcement to handle some of the activities.

Clagett Management continues to work on collection of past due accounts and make weekly inspections.

The next meeting will occur on July 15th. If you have an item you would like to discuss please contact Marcie at Clagett Management at least 2 days in advance. If you do not contact Marcie, your item will not be placed on the agenda and your issue may not be discussed due to time constraints. Residents are invited to listen as well, but need to notify Marcie of attendance so proper accommodations can be provided.

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.

PLAYGROUNDS GET A FACELIFT

You may have noticed that new lights have been installed at the playgrounds at Pebble Court and Doublebrand/Glenmeadow Court. These lights provide extra security in areas that were very dark. The playgrounds have also been given a facelift with new mulch and maintenance to the playground equipment. As a reminder, the playgrounds have rules posted at them and these rules need to be followed. These lots are for the children of the neighborhood and safety is the number one priority. In order to accommodate this, children under the age of 12 need to be accompanied by an adult and those over the age of 15 should not use the playground equipment.

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



Farmbrook Homeowners' Newsletter

www.farmbrookhoa.com

READ AND SAVE THIS NEWSLETTER FOR FUTURE REFERENCE

FARMBROOK PETS



Are you one of the pet owners in Farmbrook? It is important to remember that all pets, especially dogs and cats, must be kept on a leash when outside. You are subject to a fine if your pet is found to be off a leash. In addition, animals are not to be allowed to roam at large. Several cats have been witnessed in the neighborhood without supervision; these cats could be injured by a passing car or picked up by the humane society as a stray. As a pet owner, it is your responsibility to ensure your pet is always on a leash and in your presence when it is outside of your home.

You are also responsible for cleaning up waste from your pet, both on walks around the neighborhood and in your yard. Please do your part to keep our development clean.

More information on pet owner responsibilities in Frederick County can be found at: <http://www.co.frederick.md.us/index.asp?NID=15>

THEFT REPORTED

Management has been alerted that thefts of personal property have occurred in the development. Packages left by delivery services were opened and the contents stolen when the package was left unattended at the door. Residents are reminded to report any suspicious activity to the Frederick Sheriff's Department and to take steps to ensure your property is secure.

One such incident occurred on Hames Court. There is a \$300.00 reward offered by the homeowner for any information leading to the recovery of the property and information on the person(s) involved that leads to an arrest and conviction. If you have any information regarding this theft, please contact Marcie at Clagett Management - (301) 695-6676 x206

SUMMER VACATION SECURITY

One of the tell-tale signs that no one is home is the accumulation of newspapers on the front walk or steps. While you are away, please make sure these papers and your mail are being picked up or are placed on hold.

If you would like to stop delivery of the *Frederick Gazette* you may call them and request the termination of the delivery. Call the Gazette Circulation Department at 1-888-670-7300.

JULY 4th

Maryland's firework laws specifically state that the only fireworks permitted are ground based, non-aerial, non-explosive, and are labeled in accordance with the requirements of the Consumer Product Safety Commission. These types of fireworks are sparklers and other similar types of novelties.

Security will be patrolling the neighborhood on July 4th. Any illegal activity observed, such as the use of illegal fireworks, will be reported to the Sheriff's Department.

In addition, there will be **no** trash pick-up because July 4th falls on a Friday. Trash pick-up will resume on Tuesday, July 8th. Any trash placed to the curb prior to this pick-up date is subject to at \$25.00 per bag fine.



Farmbrook Homeowners' Newsletter
www.farmbrookhoa.com



READ AND SAVE THIS NEWSLETTER FOR FUTURE REFERENCE

YARD MAINTENANCE

The weather is warm and that means its time to start mowing and weeding. While the common areas are maintained through the HOA dues paid each month, each resident is responsible for maintaining the property at their location. The Farmbrook Community Covenants have rules regarding maintenance of the yard. Weekly inspections are conducted by Management and if your yard is found to be in violation of the Covenants, you are subject to a fine and/or enforced maintenance.

CURBSIDE RECYCLING PROGRAM



Frederick County is currently piloting a new recycling program in Mt. Airy. The new program replaces the current 18 gallon recycle bin with a 64 gallon recycle bin that has wheels and a lid. The new bins would allow you to toss in all recyclables without the need for sorting. They are also testing bi-weekly pick-up with the larger bins, meaning recycling would only be picked up every other week, rather than every week. Currently Farmbrook has once a week pick-up for recycling. Each resident is encouraged to participate in the recycling program. The more that is recycled, the less we pay in trash disposal fees, and the better we are doing for the environment.

More information about the Frederick County Recycling Program:
<http://www.co.frederick.md.us/index.asp?NID=1764>

If you need a recycling bin, or wish to purchase additional recycling bins, you can do so by contacting the Frederick County Recycling Office at (301) 696-2960.

STEREO VOLUMES

With the weather warming up, it's tempting to turn the volume on the radio up and open the windows, but we also need to all be considerate of our neighbors. Stereo volumes need to be turned down, both in your car and in your home. Especially during the hours of 10 pm and 7 am.

VISITOR PARKING

As a resident of Farmbrook – whether you own or rent – it is your responsibility to inform visitors of the parking regulations in Farmbrook. When there is no available space in your Court or Street, parking should be on Farmbrook Drive. Those in violation of the parking rules will be towed at their own expense. Please make sure to inform those visiting you where they can lawfully park.

PREPARE FOR SEVERE WEATHER

Several strong storms have already moved through our area this year, and this type of weather always reminds us that we should be prepared in case of an emergency. Each household should prepare an emergency kit that includes: bottled water, non-perishable food, a flash light, extra batteries, and a first aid kit. More information on emergency kits can be found at: <http://www.ready.gov>.



If your power goes out, you should contact Allegheny Power at 1-800-255-3443. Their Web site is: <http://www.alleghenypower.com>



Farmbrook Homeowners' Newsletter

www.farmbrookhoa.com

READ AND SAVE THIS NEWSLETTER FOR FUTURE REFERENCE

IS YOUR STREET ADDRESS POSTED CORRECTLY?

The Frederick County Division of Fire and Rescue Services have specific requirements that must be followed regarding house numbers. These requirements are in place to assist with rapid response in case of an emergency.

Primary address numbers/letters displayed on a building or structure should, at minimum, be clearly legible and conform to the following requirements.

- a. One and Two family dwellings - the numbers/letters must be at least 4 inches high.
- b. Multi-family residential structures - the numbers/letters must be at least 6 inches high.
- c. Address numbers shall be Arabic numerals or alphabet letters. Numbers should not be spelled out.
- d. Addresses should be posted within 3 feet of the main entrance. If the structure is more than 75 feet from the street or not visible from the street, then remote address signs should be posted within 10 feet of the street and within 5 feet of either side of the driveway. These remote address signs should be at least 6 inches wide and 18 inches long with 3-inch high reflective numbers.

If you have questions regarding posting your address, you can contact the Frederick County Fire Marshal's Office at (301) 600-1479.

SCHOOL IS OUT FOR THE SUMMER

With children home for the summer, it's important to take your time and pay extra attention when driving through the development. The speed limit on Farmbrook Drive is 25 mph.

WHAT'S HAPPENING IN FREDERICK?

Interested in finding out what activities are going on in Frederick? The Frederick County Tourism Web site has a handy online calendar that describes activities happening in our area. It can be found at: <http://www.fredericktourism.org/calendar>

LIKE IT, LOVE IT, HATE IT?

Have comments about the new look of the Farmbrook newsletter? Send them to: info@clagett.com

CLASSIFIEDS

BABYSITTING

Loving, responsible teenager seeks babysitting work in Farmbrook Community area. References available. Please contact Kayla at (301) 662-3755.

BULK TRASH

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.