

Farmbrook Homeowners' Newsletter

www.farmbrookhoa.com



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SUMMARY OF BOARD ACTIVITIES

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



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

The BOD met on the third Tuesday of May and June to discuss the business of the community. The BOD heard from several homeowners regarding some disturbances in the tot lots.

Management reported that the price to have off duty officers from the sheriff's department patrol the neighborhood would be \$50.00 per hour with a four hour minimum charge. Management will follow up to get additional information for the BOD to consider this process. Management reported that the community yard sale looked to be successful. The day was overcast, but the rain held off for the event.

The BOD is working with Mr Lungociu, a Farmbrook resident, to recruit volunteers to work on concrete replacement in the community. Additionally, management reported that the tot lot borders would be repaired by June 20, 2011. Seal coating was completed on Haydown and Square Court. On Charstone Court there was an asphalt patch job completed where the fire hydrant was sinking. Management contacted the county to investigate to see if there was a possible leak. The County has not found any leak in the area.

The BOD will be completing the annual walk through inspections. The inspections will be completed by July 31, 2011.

The next meeting will be July 13, 2011 at 7:00 pm, at the Clagett Management Office.

REMINDER: PLAYGROUNDS CLOSE AT DUSK

Farmbrook has three playground areas in the community. All of these playgrounds have rules posted at them and close at DUSK. If you see the playground in use after DUSK please notify the Sheriff's Department immediately.

NEW TRASH SERVICE

Farmbrook has contracted with J&J Trash Service to provide trash service for the community. Trash pick-up will still be on Tuesdays with yard waste pick-up on Wednesdays. This change in contractors will save the community at least \$30,000.00 in trash services.

As a reminder, trash needs to be stored in the rear of your home in a container. Trash should then be in your driveway, parking space, or the sidewalk directly in front of your home no earlier than 5:00 p.m., Monday.

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



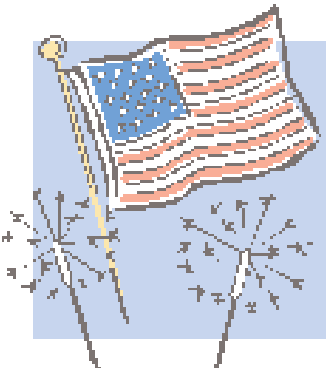
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SPRING YARD SALE - THANK YOU FOR YOUR PARTICIPATION

Thank you to everyone who participated in the Farmbrook Community Yard Sale. The BOD and Management hopes everyone had successful sales.

Stay tuned for more details of another Farmbrook Community Yard Sale in the fall.

FIREWORKS



The 4th of July Holiday is upon us. Please be aware that aerial fireworks are not permitted in Maryland. In Frederick County, only gold label sparklers, novelty items, and ground-based sparklers are legal.

It is illegal to discharge fireworks or possess with the intent to discharge any firework that explodes, rises into the air, moves across the ground or shoots projectiles into the air. Illegal devices include, but are not limited to: firecrackers, roman candles, pop bottle rockets as well as other consumer and commercial shell devices.

A \$500 civil citation and/or a criminal penalties can be imposed upon anyone who possesses fireworks with the intent to discharge or discharges fireworks without a permit or not in accordance with other local and State regulations. Each firework is considered a separate offense. At the expense of the owner, all fireworks possessed or sold in violation of local or State regulations will be seized and forfeited in accordance with Maryland Public Safety Article 10-111.

If you wish to report someone setting off fireworks in the neighborhood, please call the Non-Emergency phone number for Emergency Communications at 301-600-1603. If you have fireworks that you want to dispose of you may do so by contacting the Office of the Fire Marshal at 301-600-1479. They will gladly pick them up and safely dispose of them. Civil or criminal penalties will not be imposed for voluntarily forfeiting illegal fireworks.

The Office of the Fire Marshal recommends that you view fireworks at one of the many public fireworks displays located throughout the County and surrounding areas.

ATTENTION: DOG OWNERS

Be aware that ALL dogs in Farmbrook are required to be on a leash. There is no time that dogs should be off a leash and allowed to roam free, even under your supervision. This includes allowing multiple dogs from the neighborhood gather and play in the common areas throughout the community. Also, as you walk your dog(s) remember to keep a firm grip on the leash. There are children and adults that do not like or have a fear of dogs. As a pet owner you must respect their rights and keep your pet on a leash and under your control at all times.

You are also required to scoop your dog's poop. The BOD does not want to have to pay a contractor to come around and pick up your animal's waste.

ATTENTION: CAT OWNERS

Frederick County Law states that Cats are not permitted to run at large. If found at large the cats will be picked up by Animal Control and the owners will be subject to



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ARCHITECTURAL CHANGES

As a reminder, if you plan to make any changes to the outside of your home, you will need to submit an architectural request to Management and the BOD for approval. You will need to submit your request well in advance of the change date so Management and the BOD have time to review the information, request any additional information, and approve your request.

Architectural changes include, but are not limited to changes to fencing, siding, roofing, and tree removal.

If you are changing any coloring to the exterior of your home, including changes to your front door or shutters, you must submit an architectural request with a sample of the new color you have selected. The color sample must be submitted in person to the Clagett Management office so that there is an accurate representation of the color for consideration. All architectural requests will be reviewed and considered as soon as possible, but some may have to wait until the BOD monthly meeting.



For more information: <http://www.farmbrookhoa.com>

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

Dog Nutrition Shop

Is your dog constantly biting, scratching or chewing at his paws? It may not be fleas, it could be an allergy! For more information on Organic cures for your dog, check out our website:

www.dognutritionshop.com • email: mail@dognutritionshop.com

Home Improvement/Handyman

Farmbrook resident available for home improvement or handyman projects. Free estimates. Call for estimate or brochure with list of services. 301-712-6814.

"We can do any project to make your house a home"

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.

Scentsy

A safe, wickless alternative to scented candles!! Call Cindy at 301-830-1557

or visit www.cindybrown2.scentsy.us 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



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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		
Tuesday	July 5, 2011	Recycling Pick-up - Change Due to Federal Holiday
Monday	July 18, 2011	Recycling Pick-up
Wednesday	July 13, 2011	BOD Meeting at Clagett Management - Change due to Scheduling Conflicts
Monday	August 1, 2011	Recycling Pick-up
Monday	August 15, 2011	Recycling Pick-up
Tuesday	August 16, 2011	BOD Meeting at Clagett Management
Monday	August 29, 2011	Recycling Pick-up
Monday	September 12, 2011	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: FARBROOK HOMEOWNERS' ASSOCIATION,
DO NOT MAKES 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 x 206.

