

# Farmbrook Homeowners' Newsletter

www.farmbrookhoa.com



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## 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 July and August meetings the BOD discussed and authorized additional lawnscaping services, including clean-up of the flood planes,

work on the path/bridge between the Farmbrook neighborhood and the middle school, and grinding of tree stumps in an effort to clean-up the neighborhood and make it safer for all residents.

The BOD and Management also received updates from the Security company and alerted them to some concerns they had received from residents. Security said they will monitor the areas of concern more closely and will work with the local

Sheriff's Department for any concerns out of their jurisdiction.

Management was able to collect thousands of dollars in past due accounts. Management also continued to make weekly inspections and sent out violation letters when necessary.

## 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.

## ANNUAL MEETING - MARK YOUR CALENDAR

The annual meeting will be held on November 18th at Ballenger Creek Middle School. You will receive a formal notification with more detailed information in the mail closer to the actual date.

During the meeting we will be electing two Board members. The terms for William Wirt and John Kendall are expiring this year. If you are interested in running for election, please email Marcie Carnahan at [mclagett@clagett.com](mailto:mclagett@clagett.com).

Board members must meet the following qualifications:

- Must be homeowners in the community.
- Must be in good standing (dues paid and no violations).
- Must be able to attend monthly Board meetings.
- Must be willing to do regular community inspections.

Hope to see you there!

## IMPORTANT PHONE NUMBERS

<b>Fire &amp; Rescue:</b>	<b>911</b>
<b>SHERIFF'S OFFICE</b>	
<b>Non-emergency only:</b>	<b>301-600-1046</b>
<b>Security:</b>	<b>301-695-2662</b>
<b>Discount Towing:</b>	<b>301-663-8799</b>
<b>Animal Control</b>	
<b>Not the Humane Society:</b>	<b>301-600-1546</b>
<b>Tennis Court Lock:</b>	<b>301-695-6676 ext. 206</b>



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## TRICK-OR-TREAT

The Farmbrook Community will have trick-or-treating in the neighborhood from 6:30 p.m. - 8:30 p.m. on Friday, October 31st. If you do not wish to participate in trick-or-treating, please turn your front porch light off.

Parents, make sure to tell children not to go to houses where the front porch is turned off. Also, please remind all trick-or-treaters that trick-or-treating needs to end by 8:30 p.m.

Lets have a safe Halloween. Make sure to be extra cautious while driving through the neighborhood and advise children on Halloween safety before leaving the house.



## PARKING

All residents are reminded that the visitor parking in the courts at Farmbrook are reserved for visitors. Residents are not to park their own personal vehicles in these spaces. If it is determined that a car parked in visitor parking is that of a resident, it will be tagged, and if not moved, towed from the space.

Residents who have more vehicles than assigned spaces, are asked to park their additional vehicles on Farmbrook Drive or Fellingwood Drive.

Additionally, residents are asked to inform all visitors that they should only park in the visitor spaces, and not another resident's assigned space.

## HOME MAINTENANCE



As a homeowner and/or resident of the Farmbrook Community, it is your responsibility to maintain your property. During the spring inspections, it was noted that there are a lot of sheds, fences, and yards in need of maintenance. The Farmbrook HOA is asking that all residents take a look at their properties and make necessary repairs, especially if you received a violation letter.

During the August BOD meeting, it was unanimously decided that those individuals that received violation letters resulting from spring inspections would receive a follow-up letter with an additional 30 days to complete the repairs. If no action is taken to correct the problem(s), a fine will be assessed for each 30 days the violation continues. After 120 days, forced maintenance action will be taken, and the homeowners' account will be billed for all costs incurred.

If you did not receive a violation letter, it is still necessary to take a look at your property and make any necessary repairs. Clagett Management conducts weekly inspections, and will send letters to those where violations of the covenants are found.

We understand that major repairs are costly, but are willing to work with you on extending the timeframe if needed. Communication with Clagett Management and the Board of Directors is key.

## DRIVING ON COMMON AREA PROPERTY

It has been noticed that individuals are driving on common area property to get to the rear of their home. This type of activity is **NOT** permitted. Driving on the common area property is damaging and can end up costing the HOA excess landscape fees for repair. If you are found driving on common area property, you will be fined for the violation.

## BACK TO SCHOOL

School is back in session. Be extra careful while driving through the neighborhood in the mornings and afternoons when students will be out. **ALWAYS** stop for and **NEVER** pass a school bus that is stopped with their flashing lights on.

The BOD would like to wish all the students a safe and happy school year.



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**DON'T BE A NOISY NEIGHBOR!**

Management has received multiple complaints regarding noise in the neighborhood. All residents, especially those living in townhomes, are asked to be respectful of their neighbors. Keep noise, in your home and in your car, at a low volume. Turning up the surround sound may add to your movie watching experience, but think about the nuisance you may be causing your neighbors before doing so.

Residents who continue to be noisy are subject to be fined.

**IMPORTANT DATES**

Check out a new feature of the newsletter below! Important dates will now be featured in an easy to use table. Save the entire newsletter so you can save the 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>	
September 16, 2008	Board of Directors Meeting Office of Clagett Management
October 21, 2008	Board of Directors Meeting Office of Clagett Management
October 31, 2008	Halloween Trick-or-Treating 6:30 - 8:30 p.m.
November 18, 2008	Annual Meeting Ballenger Creek Middle School
November 26, 2008	<b>Last Yard Waste Pick-up</b>
November 27, 2008	Thanksgiving <b>No Recycling Pick-up</b>

**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](http://www.partylite.biz/Toni) for more info.