

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 September and October meetings the BOD discussed and authorized additional tree pruning to prune trees that were causing damage to cars in the neighborhood.

Management also reviewed and discussed the 2009 Budget and approved a budget that will be presented and voted on during the annual meeting.

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

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

Management continued to work toward collection of past due accounts and began making follow-up inspections on residences that received spring inspection notifications.

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 - NOVEMBER 18th

The annual meeting will be held at 7:00 p.m. on November 18th at Ballenger Creek Middle School in Room 151. A formal notification has been mailed. If you are unable to attend, please be sure to submit your proxy before the due date.

Sheriff Jenkins from the Frederick County Sheriff's Office will be in attendance to discuss activities in our area.

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.

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.

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



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NEIGHBORHOOD STAR



The BOD would like to thank Alex Diehl, a Farmbrook resident, who earned community service hours needed for his high school graduation, by helping clean-up the Farmbrook neighborhood of debris.

LAWN WASTE PICK-UP

Last year lawn waste pick-up ended and the leaves continued to fall. In order to accommodate any lawn waste that may occur after the lawn waste pick-up date, the BOD have agreed to continue lawn waste pick-up on a monthly basis through the winter months.

Lawn waste will be picked up on the 4th Wednesday of each month, except during December when it will be the third Wednesday and in January when it will occur with Christmas tree pick-up. In addition, you can take your items to the Recycling Center on Reichs Ford Road. See the important dates chart on page 3 for specific information.

CHRISTMAS TREE PICK-UP

It's hard to believe, but the holidays are almost here. Christmas tree pick-up has been scheduled for January 14th and 21st. Residents are reminded that your tree should not be placed to the curb earlier than 5:00 p.m. the date before pick-up. In addition, trees should not be stored in the front of your home. Any resident found in violation will be fined.



NEW RECYCLING PROGRAM

As mentioned in a recent newsletter, Frederick County will be starting a new recycling program in the county sometime soon. Residents will receive large (64 gallon) recycling tubs with wheels. These tubs must be stored in the back of your residence.

SCOUTING FOR FOOD 2008

Help feed the hungry with Scouting for Food 2008. The Boy Scouts of America is conducting its annual national food drive in Frederick County in conjunction with the county food banks affiliated with the Religious Coalition. The goal is for food that provides healthy nourishment to children and the elderly.

Currently there are 1000 families in Frederick County that depend on the food banks to keep from going hungry. That is the largest number in 20 years. The number of families using the food bank is up 30% from last year and growing.

The Boy Scouts will be in the neighborhood putting plastic bags on door knobs for food collection. If you would like to participate, please place food items in the bag and then put the bag in a visible location outside the front of your home before 9:00 a.m. on Saturday, November 8th. The Scouts will be in uniform picking up the items.



Items most needed are:

- | | | | |
|------------------|----------------------|---------------|--------------|
| Canned Meats | Canned Vegetables | Canned Fruits | Canned Soups |
| Healthy Cereals | Pasta & Canned Sauce | Rice | Dried Beans |
| Instant Potatoes | Peanut Butter | Baby Food | Diapers |

ARCHITECTURAL REQUESTS

If you are planning on making modifications to the exterior of your home, you are reminded that you will need to submit an architectural request form to Clagett Management and the BOD for approval. Detailed information can be found at www.farmbrookhoa.com.

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PARKING

All residents are reminded that 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. You are not permitted to park your extra vehicles in another court.

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

IMPORTANT DATES

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

IMPORTANT DATES	
November 18, 2008	Annual Meeting at 7:00 p.m. Ballenger Creek Middle School, Rm 151
November 26, 2008	Last Regular Yard Waste Pick-up
November 27, 2008	Thanksgiving No Recycling Pick-up
December 17, 2008	Additional Yard Waste Pick-up
January 14, 2008	Christmas Tree Pick-up Additional Yard Waste Pick-up
January 21, 2008	Christmas Tree Pick-up

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.