

# Farmbrook Homeowners' Newsletter

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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.  
7540 North Market Street  
Frederick, MD 21701  
Marcie Carnahan  
(301) 695-6676 x206

## SUMMARY OF BOARD ACTIVITIES



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

During the June meeting the BOD passed the 'Landlord Resolution,' which requires owners renting their properties in the Farmbrook Community to provide copies of the lease agreements to Farmbrook Management.

Also during the June meeting the BOD voted to make changes to the trash service in response to the overwhelming support of the recycling program implemented by Frederick County.

During the July meeting the BOD discussed landscaping and drainage in the community.

Management continues to work toward collection of past due accounts as well as send out and follow-up on notifications resulting from the spring/summer inspections.

## Starting September 1st - Changes to Trash Service!

Due to the overwhelming response to the recycling program implemented in Frederick County, Farmbrook is sending less trash to the landfill each week. To save the community money and since there is no longer a need for a twice-a-week trash pick-up, the BOD has decided to go to once-a-week trash pick-up.

Trash will be collected every Tuesday. There will no longer be pick-up on Friday.

As a reminder:

- Trash must be placed in front of your residence. For townhome owners this means you must place your trash on the sidewalk in front of your home or behind your vehicle in your numbered parking space(s). **NO TRASH IS TO BE PLACED IN THE COMMON AREAS.**
- Trash must be stored in the rear of the home in a suitable container.
- Trash should not be placed out for pick-up any earlier than 5:00 p.m. on Monday evenings. Residents who place their trash to the curb any earlier are subject to a \$25.00 per bag fine.
- There will be no change to recycling pick-up. It will continue to be picked-up every other Monday unless otherwise noted in the newsletter or on the Web site (<http://www.farmbrookhoa.com>).

## 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>
<b>Stop Receiving Gazette:</b>	<b>301-670-7350</b>



## **Home Maintenance**

Homeowners that received violation letters resulting from spring/summer inspections will 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 of \$50.00 will be assessed for each 30 days the violation continues. After 120 days and a total fine of \$200.00, forced maintenance will be taken and the homeowner's 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, including the fence and shed, and make any necessary repairs. Clagett Management conducts weekly inspections and will send letters to homeowner's where violations 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.

## **Special Focus: Parking**

### **Townhome Courts – Visitor Parking**

All townhome owners are reminded that Visitor Parking is reserved for visitors only. Residents should only park in their numbered space(s). Any additional vehicles must be parked on Farmbrook Drive or Fellingwood Drive.

### **Recreational Vehicle Parking**

No recreational vehicles, such as boats, jet skis, trailers, etc., should be parked in the townhome courts, private driveways, front yards or common parking areas for more than twenty-four hours.

Single family homes may park boats, trailers, campers and other recreational vehicles along the side yard or rear yard of a single family detached residence as long as the vehicle does not come forward of the front foundation wall.

### **Towing**

Vehicles found in violation of the parking rules and regulations will be tagged with a sticker indicating that they have twenty-four hours to correct the violation. If the violation is not corrected within twenty-four hours the vehicle will be towed.

In the following circumstances, a vehicle can be towed immediately:

- Vehicles that are an immediate health and safety hazard to the community (as determined by the Managing Agent or Board of Directors) shall be subject to immediate towing without notice.
- Parking that blocks sidewalks or other parking spaces.
- Parking in townhouse courts shall be restricted to only those areas marked with parking lines. Parking outside of parking lines is subject to immediate towing.
- Parking beyond the lines (double parking), and parking along curbs.
- Parking in the RV Lot without a permit
- Parking in a "NO PARKING" or restricted, i.e., Fire Zone – NO PARKING, area.
- Parking in another townhouse homeowner's "RESERVED" parking space.
- Parking along a yellow curb.

To learn more about the Farmbrook Community's Parking Rules and Regulations visit:  
<http://www.farmbrookhoa.com/documents/ParkingRulesandRegulations.pdf>



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**Community Yard Sale**

There was a tremendous turn out and fantastic weather for the community yard sale in June. Thank you to everyone who participated.

**Back to School**



Good luck to all the students heading back to school!

Drivers, please be cautious when driving through the neighborhood as more children and buses will be in the community during school pick-up/drop-off's.

**Halloween**

The Farmbrook Community will have trick-or-treating in the neighborhood from 6:30 p.m. - 8:30 p.m. on Saturday, 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 light is turned off. Also, please remind all trick-or-treaters that trick-or-treating ends at 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.

**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.

**Birds and Dryer Vents – A Deadly Combination**

You may have noticed birds going 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, clogged dryer vents cause almost 16,000 fires a year. Birds can also carry very dangerous diseases and could be bringing 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 the 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, such as Lowes or Home Depot. The cover will prevent birds, and any other animals from entering the vent.

**Because the Newsletter is printed every other month,  
the next Newsletter will be mailed in October.**

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**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>	
August 17, 2009	Recycling Pick-up
August 18, 2009	BOD Meeting at Clagett Management
August 31, 2009	Recycling Pick-up
September 1, 2009	Trash service changes to once a week pick-up. <b>Tuesdays Only</b>
September 14, 2009	Recycling Pick-up
September 15, 2009	BOD Meeting at Clagett Management
September 28, 2009	Recycling Pick-up
October 12, 2009	Recycling Pick-up
October 20, 2009	BOD Meeting at Clagett Management

**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**

**BABYSITTING**

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

**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!*