
Harvest Farms Homeowners' Association

**www.harvestfarms.org
harvestfarmshoa@gmail.com
P.O. Box 955 Sykesville, MD 21784**

Community News & Reminders

- **Boats/Trailers/Campers: Per the neighborhood covenants, no boats, trailers, campers, etc. may be stored in yards, driveways or streets. Any violations will be enforced and referred to the HOA's lawyer for action. Many homes have been noted to be in violation— please be proactive in addressing any issues.**
- **Police Concerns:** Residents are reminded to call the police in the event of any illegal activity or with any concerns (Sheriff's Office: 410-386-2900 or 911).
- **Animals:** All animals need to be in compliance with the Carroll County laws and ordinances (http://hscarroll.org/wp-content/uploads/2015/11/Synopsis_Animal_Control_Laws_MD.pdf). This includes keeping dogs under restraint/control at all times and cleaning up animal waste. Residents are encouraged to talk to their neighbor if they have concerns about a specific animal. Animal Control can be reached at 410-848-4810.
- **Snow Removal:** Please remove snow within 24 hours from the sidewalks in front of your property (county code) so that all pedestrians, especially school children and those with disabilities, may walk safely.
- **Monthly Meeting Minutes:** Minutes from the monthly HOA meetings will be emailed. Please make sure your email address is on the mailing list.
- **Architectural Changes:** Residents are reminded to get the required architectural approvals. Forms can be found at the end of the newsletter or on the website.
- **Harvest Farms Facebook Group:** A great place to connect with your neighbors. To join go to: <https://www.facebook.com/groups/harvest.farms.community> and click "Request to Join the Group".

UPCOMING HOA BOARD MEETINGS

Board meetings are typically held the fourth Wednesday of each month at 7:00 pm.

- October 25th at 7 pm, Eldersburg Library (date changed)
- November 15th at 7 pm, Eldersburg Library (date changed)
- December 21st at 7 pm, Eldersburg Library (date changed)

Please check your email for any updates

Remaining 2016 Yard Waste Dates

October 21st
November 4th
November 18th

Board of Directors

President: Amy Goerner
Vice-President: Melissa Clark
Treasurer: Ron Kowaleski
Secretary: Andrea Michael
Officers-at-Large: Michele Carroll, Mark Gillies

**Questions, concerns or
suggestions? Email**

harvestfarmshoa@gmail.com

Harvest Farms Community Pond

In 2011 Carroll County retro fitted all the pipes for our storm water management pond and ours was transferred to a very large mud puddle. The county agreed to fund the replacement of some of the mature trees that were lost and all of them are doing nicely. So now we fast forward to 2016 to our pond area that has become an attractive area to fish, walk, and enjoy the lovely views around the water area. The large gardening areas contain native plants as well as shrubs that will provide color and vegetation throughout the year. The main bed has been bordered with large rocks to hold back the soil and prevent further runoff and erosion. Many of these plants were donations from Carroll county Master Gardeners and other gardening sources. But there is still much to be done to create the kind of environment that will keep our pond healthy and attractive to homeowners and wildlife.

What You Can Do:

- Keep all vegetation and other materials from washing into the pond. Grass clippings, leaves, sticks, etc. can accumulate around the storm drains and eventually break down and go into the pond. This raises the sediment levels and makes the pond less shallow and more likely to promote algae growth.
- Limit use of pesticides and herbicides because they too wash into the pond.
- Please remove all food wrappers, bottles, and materials when fishing at the pier. We are unable to provide a large garbage can because it becomes a repository that is subject to vandalism.
- Solitude is our pond management resource and they have provided us with valuable information regarding the health of our pond.
- Increase the vegetation areas around the pond to decrease runoff and erosion by planting a meadow with wildflowers that will be cut 2-3 times a year.

- Continue maintenance of a vegetative buffer along the shoreline and the sloped areas adjacent to the pond.

The Geese:

The DNR has been contacted about the geese problem which as of this past summer totaled 64 and we know they will return with greater numbers this spring. Temporary fencing has been installed in specific areas to make it more difficult for the geese to access the water. We will contact the DNR in late spring so they can conduct a humane roundup of the geese.

The Future:

Our pond is only 5 years old and still very young. It is in a state of flux with each rainfall and passing season but we have a positive direction because of Solitude's expertise and people who are interested in having Blue Herons, Green Herons, Kingfisher bird, and now the Red-Winged Blackbirds in our neighborhood. The gardens as well as the wildlife are flourishing and add to the beauty of The Comeback Pond.

~Andrea Kowaleski



Help Harvest Farms Go Green!



The HOA sends out email announcements to our residents. These announcements include reminders about upcoming meetings, trash alerts, social events, etc. We would like to expand our email list to all neighborhood residents and we will begin distributing this newsletter electronically.

If you are not currently receiving email messages from the HOA, please send your email address to:

harvestfarmshoa@gmail.com

Thanks for your help!

Treasurer's Report

Homeowner dues will remain at \$375.00 for 2017 provided there will not be a significant increase in trash collection fees for next year. Republic Services will advise us in November as to what the amount will be for 2017. Trash collection costs are over 50% of our operating expenses.

Payment for 2017 dues will need to be made by January 1, 2017. We have retained a collection agent for delinquent dues payment. All homeowners who do not make payment when the final notice is sent will be referred to the collection agent and the homeowner will be responsible for all interest and collection fees that accrue. It is in everyone's best interest to make the payment when due to avoid unnecessary additional cost.

Board of Directors Elections

The annual election of board members and officers of the Harvest Farms Homeowners Association is coming up soon. If we have fewer than the 50% membership required for a vote at the November meeting, then the elections will be deferred to the December meeting. The election results of the December meeting will be binding regardless of how many homeowners attend.

Homeowners will elect three residents to the six-person Board of Directors. The Board will then select which Board member will fulfill each office:

- President
- Vice President
- Treasurer
- Secretary
- Officer-at- Large (2)

If you are interested in being included in the election, or have any questions please contact harvestfarmshoa@gmail.com

Phase 5 Development

There are five lots being developed in Phase 5 of the neighborhood which is located off Barley Road. One has been sold and four are currently listed for sale. Once these homes are sold, they will be part of the homeowners' association (currently the developer owns the lots and is part of the HOA by default). A for sale sign has been posted at Little Barley Road which is the shared driveway for the new homes. Directional signs are posted during the weekend as allowed by county code.

Architectural Request Form

INSTRUCTIONS:

1. Review the attached guidelines to ensure that the proposed improvement or change meets the guidelines of the community association.
2. Complete the form below and prepare the following required documentation:
 - A sketch of the proposed improvement or change (including any required landscaping plans).
 - A plot map that includes the unit location and the location of the improvement or change.
3. Obtain acknowledgements from two adjoining neighbors (on the form below).
4. Submit the completed form with the required documents to:

Melissa Clark
1993 Barley Road

FAILURE TO SUBMIT ALL REQUIRED DOCUMENTATION MAY CAUSE THE REQUEST TO BE DENIED.
ONLY COMPLETE REQUESTS WILL BE REVIEWED FOR APPROVAL

Name:	_____	Date:	_____
Address:	_____	Telephone:	_____
Email:	_____		_____

Description of request:

Acknowledgement from adjoining neighbors:

Printed name:	_____	Printed name:	_____
Address:	_____	Address:	_____
Telephone:	_____	Telephone:	_____
Email:	_____	Email:	_____
Signature:	_____	Signature:	_____

Homeowner's signature: _____

Date submitted: _____

Internal Use Only			
Date received:	_____	Date of Action:	_____
		Approved:	<input type="checkbox"/>
		Denied:	<input type="checkbox"/>
Comments:	_____		
By Committee:	_____	By Board:	_____

Architectural Guidelines for the Harvest Farms Community Association

Structures

1. ALL permanent structures (including decks, sheds, fences, pools, and hot tubs) must be approved by the Harvest Farms Community Association Architectural Committee prior to installation.
2. A scale drawing must be submitted on plot plan for approval.
3. The plan will include details of color, distances, and landscaping.
4. Written plans and a request for approval should be submitted to the Architectural Committee and dated when received.
5. The Committee will respond to the homeowner in writing within thirty (30) calendar days after receipt of complete package with all required documentation. Failure to submit all required documentation may cause the Committee to return the submission with no action taken. The entire package will need to be resubmitted for review.
6. If the permanent structure is on a property line, the adjoining neighbors must sign the submitted plot plan and the request form.

Fences

1. Maximum height of 48”.
2. To preserve the scenic beauty and integrity of the development, wooden split-rail and picket fences are the only type permitted.
3. Fences must not be closer to the street than the rear corner of the dwelling.
4. If a fence faces a road, detailed landscaping plans shall include shrubs on the outside of the fence.

Sheds

1. Sheds are to be wooden.
2. Sheds are to coordinate with house colors.
3. Detailed landscaping plans around the shed are to be included.
4. Sheds attached to the house must be sided and match the color of the house.
5. Sheds cannot be closer to the street than the rear corner of the dwelling.

Antenna

1. Dish antenna larger than four (4) feet in diameter are not permitted in the neighborhood.
2. No other antennas are permitted.

Pools and Hot Tubs

1. All in-ground pools, above-ground pools, and permanent hot tubs must be approved by the Harvest Farms Community Association Architectural Committee prior to installation.
2. Detailed landscaping, lattice, or wooden enclosures around pools and hot tubs are required.

Exterior Colors

1. Requests for color changes or alterations of home exteriors must be submitted to the Harvest Farms Community Association Architectural Committee prior to the change.
2. Color scheme choices offered by the builder are the acceptable exterior colors for the neighborhood.
3. Colors of shutters must be of those colors already in place within the development or must follow the original color scheme of the house.

Awnings and Canopies

1. Non-permanent canvas-like material may be used. Aluminum is not permitted.
2. The color of the awning or canopy must coordinate with house colors.

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