**Harvest Farms Homeowners’ Association**

[**www.harvestfarms.org**](http://www.harvestfarms.org/)

Monthly Meeting Minutes

February 22, 2017 at 7 pm

Location: 2103 Hammond Ave

**Attendance**

* Board of Directors: Ron Kowaleski (Treasurer), Andrea Michael (Secretary), Mark Gillies (VP, Assistant Treasurer), Mike Morency (President)
* Members: Lauren O’Brien (VP, Community & Communications), Andrea Kowaleski (VP, Community Resources), Cathy Morency

**Discussion Items**

* **President’s Report:** Jennifer Brennan has been engaged as the HOA’s new lawyer. She was assigned a list of tasks to begin work on and has already confirmed the HOA’s legal type and proceeded with changing the mailing address and agent on record with the state. Mike called the Erie Insurance agent to discuss our policies for the upcoming year. Mike is also working on contacting Rylea Homes (builder of Phase 5) to discuss a number of issues.
* **Community Events:**  Lauren will begin working on organizing the Easter Egg Hunt which is the next social event. There was discussion about purchasing signs to place at the neighborhood entrances before upcoming events as a reminder for residents. It was also brought up that volunteers will be needed for the events being planned. Separate emails will be sent prior to each event asking residents to volunteer time/supplies/etc. If there is not enough support/volunteer sign-ups for an event by a certain date there is the possibility it will be canceled.
* **Pond and Common Areas:** A new garden club, G.R.O.W., is being established for maintaining the flower beds and other garden care – please contact Andrea K. at [ark3@comcast.net](mailto:ark3@comcast.net) if you would like to be involved. Andrea will prepare a write-up about the club that will be distributed to residents via email. Aquatic Environmental Consultants were out this past week fixing a problem with the pond aerator/compressor. They educated us on how to determine if one of the 3 aerators has gone bad. Andrea will work on getting an estimate on what the cost is to replace one. In regards to the fish stocking this year, it was suggested that a fish survey be done ($800 from Aquatic Environmental Consultants) before restocking so we are aware of what we are starting with in terms of number of fish in the pond. Andrea will get a quote from Solitude on what they would charge for this service. The pond provides entertainment for families fishing for bluegills, bass and other types of fish.
* **Trash Collection**: Mark is following up with Republic on exact yard waste dates for the upcoming year as there was some confusion on what day of the week pick-ups will be. It appears pick-ups will start in early April.
* **Taxes**: 2016 taxes were filed and Mark will mail the check this week.
* **2017 Dues Collection**: We are still missing 2017 dues payments from 13 homes. Final notices will be mailed shortly**.** Any dues not received by the date given in the notice will be turned over to a collection agency.
* **2017 Budget**: There are some areas of the 2017 budget that require reallocation. Some line items we are able to cut out (i.e. storage unit, sunshine, etc) and other areas like community activities need an increase. There was discussion on the reallocation which Mark and Ron will work on.
* **Playground/Tennis Court Common Area**: Mike presented pictures he had taken of the cracks on the basketball courts and tennis courts. Estimates can’t be given by companies on fixing these issues until the end of the winter. There was discussion about possibly replacing the current wooden playground with a new set that would be lower maintenance and more appealing. These areas will be discussed more at the April meeting.

**Board of Directors Meeting**

* A special meeting was held after the monthly HOA meeting in regards to adding a 6th Board Member, Lauren O’Brien, for 2017. The proposed change was voted on by the 4 board of directors present and passed unanimously.

**Reminders for Residents**

* **Community Suggestions/Concerns**: Use the HOA email address, [harvestfarmsHOA@gmail.com](mailto:harvestfarmsHOA@gmail.com), for any suggestions, concerns or questions.
* **Police Concerns**: Call the police (Sheriff’s Office: 410-386-2900 or 911) in the event of any illegal activity or with any concerns.
* **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 encourage to talk to their neighbor if they have concerns about a specific animal. Animal Control can be reached at 410-848-4810.
* **Architectural Changes**: Architectural approvals are required for certain home improvement projects. The form and process can be found on the HOA website ---> [Architectural Request](http://www.harvestfarms.org/architectural-request-form.html)
* **Yard Debris:** Please refrain from blowing or depositing leaves, branches, grass clippings, etc. into the road and neighbors’ property.
* **Trash/Recycling**: Residents can contact harvestfarmsHOA@gmail.com if they have complaints or concerns about service. Please do not contact Republic directly.

**Upcoming Meetings (occur at 7 pm)**

* See website for dates and locations