**Harvest Farms Homeowners’ Association**

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

Monthly Meeting Minutes

April 26, 2017 at 7 pm

Location: 2082 Hammond Ave

**Attendance**

* Board of Directors: Ron Kowaleski (Treasurer), Andrea Michael (Secretary), Mark Gillies (VP, Assistant Treasurer), Mike Morency (President), Lauren O’Brien (VP, Community & Communications), Melissa Clark
* Members: Andrea Kowaleski (VP, Community Resources), Melanie Greenway, Shelley Price, Elise DuBay, Heston DuBay, Wendy Gillies

**Discussion Items**

* **Speeding on Hammond Ave:** Elise brought forward the idea of a 3-way stop being put in at the intersection of Canter Lane and Hammond Ave. There is a big issue with people speeding down Hammond Ave and it was thought that a stop sign would help in slowing people down. Speed humps were also suggested similar to the ones that exist on Cable Dr currently. Melissa stated that this would be a lengthy process and the county would need to come and do a traffic study. Residents are asked to observe all posted speed limits in the community.
* **Secretary:** Andrea M. stated that the roster of residents should be up to date. Information about changes in homeowners is obtained from settlement requests from title companies as well as a periodic search of tax records. The email distribution list is still missing email addresses for 15 of the 199 homes. Mike stated that going forward we cannot rely on electronic communication of such things as dues notices according to our lawyer. A number of architectural requests have been coming in for review and approval. There have been some comments about the form, process and guidelines which are all being worked by a committee that was formed to revise/update this area.
* **President’s Report:** Mike has been working with our lawyer to update the quorum requirements in the bylaws to be consistent with Maryland state laws. These updates will be voted on by homeowners at the May meeting. A mailing will be going out to all residents explaining the changes requested. The mailing will also include a roster update sheet as well as the ability to send in a proxy vote. Mike met with Jim Ryan (Rylea Homes) to work out an agreement in regards to numerous concerns relating to the new development off Little Barley. This included payment of assessments, landscaping and work-site clean-up. A request came in from an outside group about use of the tennis courts by a local pick-up league. This group has been using the courts for a number of years. Those in attendance voted to approve use again for this year as long as a waiver has been signed. Andrea M. will let them know of the decision and Mike will speak with the lawyer about a waiver. There was discussion about sidewalk maintenance and whose responsibility it is – the county or homeowner – to repair/replace sidewalks that are in disrepair. Shelley will do some research on the topic.
* **Community Events:** Lauren reported that planning for the 4th of July celebration is well underway with vendors already booked. She will be soliciting volunteer help in the near future. The community yard sale is being held May 6th and Andrea K. has already painted the advertising signs and will place them on the road this weekend.
* **Pond and Playground/Tennis Court Common Areas:** Andrea K. reported that the pond was stocked with minnows and blue gills this past month. The geese have disappeared from the pond so we will not be doing anything this year with them. Andrea K. will be soliciting high school volunteers to work in the garden beds around the pond for service hours. She will be looking into getting some pollinating plants in the beds. If any residents have any plants that they would like to donate please contact Andrea K. Residents are asked to please trim the bottom branches of their trees and other landscaping so that the sidewalks are clear. Regarding the research on a new playground, Melanie reported that a committee of volunteers came up with and ranked a number of features for the new set. Mark will start working with vendors on getting quotes so we have an idea of the potential cost of this project. Mark talked with our bank about possible financing for the project. The bank has a division that works specifically with HOAs/condos on items of this nature. Once we know potential cost there will be more discussion on how to pay for the project. Mark also found out in his discussion with the bank that we could do electronic collection of dues for no fee. This option will be researched for next year.
* **Treasurer’s Report/Dues Collection**: Ron reported that we are only missing payment of 2017 dues from one home. This same homeowner also did not pay 2016 dues. Ron will update the 2017 budget and send a copy to Andrea M.

**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