

Harvest Farms Homeowners' Association

Monthly Meeting Minutes

October 25, 2016 at 7 pm

Location: Eldersburg Public Library

Attendance

- Board of Directors: Ron Kowaleski (Treasurer), Andrea Michael (Secretary), Mark Gillies (Officer-at-Large)
- Residents: Andrea Kowaleski, Lauren O'Brien, Mike Morency, Kathy Hardesty, Margaret Williams

Discussion Items

- **2017 Budget & Dues:** Ron will provide a draft copy of the 2017 budget at the November meeting. Dues for 2017 will then be set and an email will be sent to residents indicating the amount. Dues will be due by January 1, 2017. Mike will look into the possibility of accepting payments via the website (credit card, bank draft) for those who do not want to mail a check.
- **2017 Special Projects:** Ron will present a list of projects that need to be taken on in 2017 which will include finishing up the bylaw/covenant revisions and repairing the basketball and tennis court surfaces.
- **Email Addresses:** We have email addresses covering 158 of the 194 homes in the neighborhood. Please encourage neighbors to submit their email address so that they receive the dues notices, meeting minutes and other neighborhood information.
- **Violations:** Letters are being sent to residents who are in violation of neighborhood covenants. These mainly are due to people storing trailers, boats and campers in their yard, driveway or on the street.
- **Board of Director Elections:** Elections will be held at the November 15th meeting. If a quorum is not met, elections will be pushed to the December 21st meeting.
- **Trash/Recycling:** Republic was contacted again about the early trash pickup time. They have stated that they are working to clear up the issue with the truck driver. Residents can contact our Republic sales coordinator, Tonya Dick at 301-223-4619 or tdick@republicservices.com if they have complaints or concerns about service. In 2017 we will be looking at various trash companies for our service in 2018.
- **Pond:** Andrea K. is working on extending one of the flower beds to cover an area where grass has died. She is also looking into planting a new pine tree. If anyone would like to donate a tree or would be interested in joining a garden club to help maintain the pond area, please contact Andrea at ark3@comcast.net
- **HOA Website:** Mike is continuing to update the website.
- **Newsletter:** A newsletter was mailed to all residents and should have been received this week. A copy is available on the website.
- **Trick-or-Treating:** Will occur on Monday October 31st from 6-8pm

Reminders for Residents

- **Community Suggestions/Concerns:** Use the HOA email address, 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. Forms can be found on the website at <http://www.harvestfarms.org/architectural-request-form--survey-form.html>
- **Yard Debris:** Please refrain from blowing or depositing leaves, branches, grass clippings, etc. into the road and neighbors' property.

Upcoming Meetings

- November 15th at 7 pm, Eldersburg Library – Small Meeting Room
- December 21st at 7 pm, Eldersburg Library – Large Meeting Room
- January 25th at 7 pm, Location TBD