

## Harvest Farms Homeowners' Association

Monthly Meeting Minutes

November 15, 2016 at 7 pm

Location: Eldersburg Public Library

### Attendance

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

### Discussion Items

- **2017 Budget & Dues:** Ron presented the 2017 budget which was reviewed, voted on and accepted. Dues for 2017 will be \$375 and are due by January 1, 2017. A dues email notice will be sent out this week. Mike looked into the possibility of accepting payments via the website (credit card, bank draft) but it was determined to be cost prohibitive at this point. Residents will need to mail in checks just like previous years.
- **Violations:** Letters are being emailed in the next week to 3 residents who are in violation of neighborhood covenants. They will have until 12/2 to address any issues and any resident who does not comply with the notice will be escalated to the HOA lawyer.
- **Board of Director Elections:** Quorum was not met so elections will be held at the December 21<sup>st</sup> meeting.
- **Facebook:** Facebook will not be used for official HOA business (this will take place via email and the website) but the board will monitor it. Lauren will take over as admin for the Harvest Farms Community page. The group will become a closed group only for current residents of Harvest Farms. Lauren will work to clean-up the page.
- **Holiday Decorating Contest:** Judging will occur the evening of December 19<sup>th</sup> and will be voted on by the Architectural Committee. Categories are: Best Traditional, Best Griswold and Most Decorated Street. Winning homes will have a sign placed in their yard.

### 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](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.
- **Trash/Recycling:** Residents can contact our Republic sales coordinator, Tonya Dick at 301-223-4619 or [tdick@republicservices.com](mailto:tdick@republicservices.com) if they have complaints or concerns about service.

### **Upcoming Meetings**

- December 21<sup>st</sup> at 7 pm, Eldersburg Library – Large Meeting Room
- January 25<sup>th</sup> at 7 pm, 2082 Hammond Ave.
- February 22<sup>nd</sup> at 7 pm, 1991 Barley Rd.