

Harvest Farms Homeowners' Association

Monthly Meeting Minutes
December 21, 2016 at 7 pm
Location: Eldersburg Public Library

Attendance

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

Discussion Items

- **2017 Dues:** Ron has received dues payment for 44 of 194 homes. Andrea will send another payment reminder email next week to residents which will also remind residents that they will not be receiving a dues bill in their mail – the email sent in November is their electronic bill. Dues for 2017 are \$375 and are due by January 1, 2017.
- **2017 Board of Director and Officer Elections:** 4 current members of the Board of Directors will continue on for 2017 (Melissa Clark, Ron Kowaleski, Andrea Michael, Mark Gillies). The 3 board members present at the meeting voted to add Mike Morency as the 5th board member for 2017. The board members then voted to establish the following officer positions for 2017 and fill them as follows:
 - President – Mike Morency
 - Treasurer – Ron Kowaleski
 - Secretary – Andrea Michael
 - Vice President, Assistant Treasurer – Mark Gillies
 - Vice President, Community Resources – Andrea Kowaleski
 - Vice President, Community & Communications – Lauren O'Brien
- **Phase 5 Development/Little Barley Rd:** A question was asked about snow removal for the common driveway off which the 5 new homes in Phase 5 will sit. It was conveyed back to the interested party that the common driveway is owned equally by the 5 homes and any maintenance is to be handled among those houses. The HOA has no responsibility for the driveway.
- **Violations:** Letters were sent in November to 3 residents who were in violation of neighborhood covenants.
- **Holiday Decorating Contest:** Thank you to all who have added cheer this holiday season! The winners of this year's contest are:
 - Best Traditional - 1907 Canter Lane
 - Most Decorated - 1881 Blacksmith
 - Most Decorated Street - Alfalfa Court
- **Christmas Tree Pickup:** Republic will collect Christmas trees on Friday 12/30 and 1/6.

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.
- **Trash/Recycling:** Residents can contact harvestfarmsHOA@gmail.com if they have complaints or concerns about service.

Upcoming Meetings

- January 25th at 7 pm, 2082 Hammond Ave.
- February 22nd at 7 pm, 1991 Barley Rd.
- March - TBD