

Old Farm HOA News

March, 2017

2017 OFHOA Annual Meeting

All homeowners are invited to the 2017 annual OFHOA meeting on Wednesday, March 22, at 7 p.m. at the Grace Community Christian Church, just north of our community on Yellow Springs Road.

This yearly gathering gives us all an opportunity to discuss any concerns and share suggestions that we have for our neighborhood.

We will also be electing two new members of the Association's Board of Directors, which oversees the maintenance and upkeep of all common areas and other business under the by-laws and covenants of the community. Members are elected to a 3-year term.

If you are interested in serving on the BoD, please fill out the enclosed nomination form. All candidates for the Board must be current on their dues to be eligible to serve.

At the annual meeting, we will also welcome a member of the Frederick Police Department, who will talk about resources and ideas to keep our homes and properties safe and secure. Please plan to come!

Note: Our by-laws state that we must have a quorum to conduct business at this meeting. If you won't be able to attend, please send in your proxy so that you can be counted in the quorum. If, however, a quorum isn't reached, we will immediately adjourn the meeting and reconvene, at which time the by-laws allow for business to be conducted, with those present constituting a quorum. So we WILL have a meeting!

Jimmy McGee Park

This winter, the City of Frederick replaced all the aging playground equipment in Jimmy McGee Park with new, safer items. Special thanks to the City's Parks and Recreation Department for addressing our concerns and finding the funding to get the new equipment! If you haven't already checked out the new playground, come on down - it's wonderful!

We will be putting together a community clean-up day later this spring to spruce up areas in the park that need a little TLC. Volunteers will be needed for this project! Watch the Old Farm website and our Facebook page for information on when this will take place.

Poop? What Poop?

First, thank you to the many neighbors who already scoop the poop of their dogs.

For others, a reminder that all dog owners are responsible to clean up each and every time your dog poops outside your property. This isn't just a "nicety". It's a health hazard to others when you fail to clean it up. And it's the law.

Violators can be fined for each offense. Please - avoid a fine, be nice to your neighbors, and PICK UP THE POOP!!!

Christmas in March?

Outdoor decorations on your property should be seasonally appropriate, to maintain the value of your

home, and to uphold the standards of the community. If you're still celebrating Christmas, great! But please do so indoors and take down the outside décor.

Keeping it Tidy!

Spring cleaning time is here! Time to do a check around your property. Individual homeowners and renters are responsible for keeping their property clean and well-maintained at all times.

Many standards are enumerated in our covenants documents, which are available on the HOA website (www.oudfarm.org)

Some specific concerns that affect the value of our neighborhood:

- Yards should be well-maintained and free of debris
- Recycling is picked up every other Thursday (dates available at the Frederick County website). Bins should be put out Wednesday night and removed by Friday morning. Recycling bins should be OUT OF SIGHT at all other times.
- Lawn refuse is picked up very early on the FIRST and THIRD TUESDAYS of each month. Paper bags of lawn clippings and/or appropriately sized branches should be put out at the curb ONLY on the night before pickup. Do NOT leave them in the street or in front of your home at any other time!
- Garbage is collected early Friday mornings in our community. Any garbage should be properly bagged and placed in appropriate bins for pickup.

Making changes?

If you are planning to make any changes to the outside of your home – including (but not limited to) new roof,

siding, doors, windows, decks, sheds, fences, extensions or other permanent structural changes – you MUST get prior approval from the Covenants Committee before any work is done. It's easy – you can download the form from the Old Farm website (www.oudfarm.org) or request one from Diana Booth, our managing agent at Sunshine Management. Diana's contact info is at the end of this newsletter.

The covenants, and guidelines for what is acceptable, can be found on the OFHOA website. Over the years, some items have been granted "blanket approval" – see the website for a list of those items.

Resale packages

If you are selling your home in Old Farm, you are required to let the buyer know at settlement that they are part of a community association, and are governed by a set of covenants and guidelines. Please contact Diana Booth to purchase a resale settlement package.

NAC 1

Old Farm is one of the communities represented by NAC 1 – a Neighborhood Advisory Council created to facilitate dialogue with the city government. NAC 1 meets six times a year at Whittier Elementary School. See the city website for upcoming meeting dates.

Property Management

Diana Booth of Sunshine Management is our property manager. Diana can be reached at 301-663-8383 or dianab@sunshinemanagement.net

Old Farm HOA Board of Directors

Gary Spitalsky, President
Randy Jones, Vice President
Gary Kantner, Treasurer
Cathy Gordon, Secretary
Jodie Gergel, Member-at-Large

Newsletter

Joan Willoughby