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# NEWS IN OUR NEIGHBORHOOD

OLD FARM HOMEOWNERS ASSOCIATION

January 2014

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## *2014 Budget Approved*

Following the January 8 public meeting of the Old Farm HOA Board of Directors, the Board voted to approve the 2014 budget for our community.

The Board worked with our management agent to minimize any increases over the 2013 budget. As homeowners in the community ourselves, we recognize the importance of balancing the maintenance of our community with minimizing costs to community members.

That budget, and your 2014 dues, are included in the mailing of this newsletter. As always, the Board extends a special **Thank you** to all those homeowners who pay their dues on schedule! That allows us to continue to maintain the common areas, including snow removal and lawn maintenance, and other responsibilities as outlined in our by-laws and covenants!

## *External changes to your property*

Remember that our covenants require prior approval from the Covenants Committee for any permanent external changes to your property. This includes (but is not limited to) fences, decks, pools, changes to doors or windows, flagpoles, and home additions. Rules about what must receive prior approval can be found in your Covenants documents and amendments adopted by the Board in 1991, updated in 2004. These documents are also on our website, [www.OldFarm.org](http://www.OldFarm.org).

Old Farm HOA Covenants Committee 2014

Gary Spitalsky  
Gary Kantner  
Joan Willoughby

## *Annual Meeting Set*

Please mark your calendars for the 2014 meeting of Old Farm Homeowners.

The meeting will be held on Tuesday, March 18, 2014 at 7:00 p.m. in the cafeteria of Yellow Springs Elementary School, 8717 Yellow Springs Road, Frederick (about two miles north on Rosemont/Yellow Springs – on the right side of the road).

This annual meeting gives us all a chance to discuss community issues, to hear from city and other officials, and to elect representatives to the Board of Directors. Please plan to attend! And if you have suggestions for topics or City departments you would like to hear from, please let us know through our Managing Agent, Sunshine Management (contact info on page 2).

A packet with more information, as well as a proxy form for those who can't attend and a nomination form for candidates, will be sent to you prior to the meeting.

## *Homeowner Responsibilities*

Old Farm is a great place to live! And to keep it that way, every homeowner needs to be responsible to keep his/her property in good condition and to maintain the common areas.

This includes

- ✓ repairing any damage or wear to houses or outbuildings
- ✓ maintaining fences, lawn and garden areas
- ✓ controlling weeds
- ✓ placing garbage only in appropriate containers and keeping those containers hidden until collection days
- ✓ shoveling or clearing your sidewalks after snow and ice events;
- ✓ keeping current on your HOA dues.

**THANK YOU to all those who comply!!**

## NAC 1 Meetings

Old Farm, along with Whittier and Walnut Ridge, make up the NAC 1 –Neighborhood Advisory Council 1- in the City of Frederick.

The NAC's are designed as a forum for citizens to discuss issues with city and county officials, and to bring up questions or issues that are on their mind. All homeowners and residents are welcome to come and participate.

The NAC 1 meetings are held at 7:00 p.m. in the library of Whittier Elementary School, 2400 Whittier Drive, Frederick, usually on the first Wednesday on a bi-monthly basis (but also allowing for school closures).

The 2014 schedule of meetings is:

- ✓ Wednesday, February 5, 2014
- ✓ Wednesday, March 5, 2014
- ✓ Wednesday, May 7, 2014
- ✓ Wednesday, June 4, 2014
- ✓ Wednesday, September 3, 2014
- ✓ Wednesday, November 5, 2014

If you are interested in becoming involved in the NAC or would like to suggest a topic for a meeting, please contact Michele Bowman, the NAC coordinator and Community Outreach Specialist, at [mbowman@frederickmdpolice.org](mailto:mbowman@frederickmdpolice.org).

## COMMUNITY CONTACTS

Old Farm HOA Managing Agent:

Sunshine Management  
Diana Booth, managing agent  
178 Thomas Johnson Drive  
301 663-8383, ext. 217  
[dianab@sunshinemanagement.net](mailto:dianab@sunshinemanagement.net)

Old Farm HOA Board of Directors:

Tracey Spitalsky, President  
Maryanne DeWitt, Vice President  
Joan Willoughby, Treasurer  
Shlesta Thomas, Secretary  
Libby Cleaveland, At-large member

Frederick City Police (non-emergency)  
301 600-2100

**CALL 911 FOR ANY EMERGENCY SITUATION**

## ***...And Nothing But the Poop...***

Dog owners, every time you walk your dog you are legally responsible to clean up their poop. It is a city ordinance, with a fine for non-compliance. And it keeps our neighborhood clean and healthy. Please – just DOO (DOO) IT!

## ***\*\*Collection Schedules\*\****

### **TRASH**

Trash collection for our community is now once-a-week, on Fridays. Please set trash out (in appropriate containers) Thursday evening for pickup.

**NOTE: No large items, building materials, unbagged garbage or hazardous materials will be collected! These items should be taken to the landfill and properly disposed of.**

### **RECYCLABLES**

Recyclables are collected by Frederick County Department of Solid Waste Management every other Thursday. Old Farm is on the RED THURSDAY schedule.

The blue recycling containers (available through the County) should be set out on Wednesday night on those weeks that pickup is scheduled. The pickup days may shift during holiday weeks. You should have received a mailer from the County with the schedule – or you can check on their website for the schedule or further information.

[www.FrederickCountyMD.gov/recycle](http://www.FrederickCountyMD.gov/recycle).

They also have a free app (MyWaste) that can help you remember the pickup dates!

### **YARD WASTE**

The City of Frederick picks up appropriately bagged yard waste (leaves, weeds, dead plants – NO DIRT!) on the **first and third Tuesdays each month all year**. Put out yard waste, in large paper bags (available at home improvement stores) on the curb on Monday night before pickup (they come overnight Monday into Tuesday)

Check [www.oldfarm.org](http://www.oldfarm.org) for updates and community events.