

FRIENDS AND NEIGHBORS

Constant Friendship Home Owners Association Newsletter

Spring/ Summer 2011

Spring is in the air

As always, spring leaves the remnants of winter. The association has been gathering trash along the main roads, but the bad areas are behind fences, in back yards and in the common areas. We are asking residents to walk around your property and pick up any trash and debris that you may see. Thank you for your assistance.

“Friends and Neighbors” is going digital....

In an effort to be more eco-friendly and reduce expenses, the next issue of “Friends and Neighbors” will be posted on the community’s website, cfhoa.com. Not only will we save money, but we will not be restricted to the amount of content that goes into the newsletter. A wider range of subjects and longer, more informative articles will be available. If you do not have online access, you can request that a hard copy be mailed to your home. Please check out our website at cfhoa.com. Community documents, payment methods, a bulletin board, advertisements for various types of services, and much more is on the site. If you have recommendations or information to be placed on the site, please contact Alliance Management.

Winter Wounds

Winter has been damaging to the landscape and streets throughout the community. The association is moving forward to correct pothole and landscape damage that has occurred. Please bear with us as we tackle the repairs.

How to lower your BGE Bill?

The summer brings longer days, hotter weather and an increased use of the air conditioning. The BGE “summer ready” website can provide strategies to conserve energy and lower your bill. To learn more, visit bge.com/summerready.

It's Your Choice, Energy Suppliers and Lower Costs

With new energy choices, you can choose the supplier for natural gas electricity who best meets the needs for your home. In the past, BGE was the only supplier responsible for our delivery of energy products. This meant that you could only buy only from BGE at the price authorized by the state's Public Service Commission (PSC). Today, natural gas and electricity supply are deregulated. Now you can choose to purchase gas and electricity from any supplier that is licensed by the Maryland PSC and registered with BGE, or you can choose to continue receiving your energy supply from BGE. Through competition, many suppliers are offering substantial discounts from the BGE rates.

No matter what company you purchase your energy from, BGE will deliver it to your home through their pipes and wires. This delivery service is still regulated by the Maryland PSC. And because competition only affects the supply of natural gas and electricity and not the delivery, all distribution pipelines and power lines will continue to be maintained by BGE. You will still call BGE to handle emergencies and to restore power during outages. Learn more about this money saving program at bge.com/energychoice.

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The Annual Community Walk Through Has Begun

We are in the process of conducting our spring community walk through. The purpose is to identify repair, maintenance and appearance issues that affect the aesthetics of the community and assist in maintaining the value of your property. It also ensures that homes conform to the established by-laws and rules and regulations. Are you planning to make improvements, changes or modifications to your exterior or land? Don't forget to get approval from the association. Approval is a very simple process. In writing, submit detailed plans of your project. Be as descriptive as possible to help expedite the process. For more details and the application form, please refer to your rules and regulations at cfhoa.com.

Basketball Hoops

Please remember that basketball hoops are not permitted on community property or streets. Additionally, they are not permitted to be left in front of homes. Please be conscious of others and return these to the back of your property when you are finished using them. Also, please be conscious of your neighbors. We get numerous complaints from residents about cars being hit by balls, late night noise and road obstructions.

HOA Fees

Don't forget to send your monthly HOA fee by the first of each month. Delinquency letters are mailed after the 15th. It is important to pay your fees on time so that the community can meet its monthly maintenance expenses.

School's Out For the Summer!

School's out and the children are home the summer. Do you know where your children are and what they're doing? Take a walk around and explore the wooded areas around your home. Many children use these areas for playgrounds and gathering spots. Poison ivy, large thorn bushes, swampy areas and steep slopes are commonplace. We ask that you please take a walk through the wooded areas to know where your children might be playing and the hazards they may encounter. If you see forts or other items that do not belong, please contact Alliance Management.

Honey Do List

The "Spring To Do" list is growing each day and the association would like to remind you of a few Constant Friendship guidelines.

- ♦ The application for approval of architectural improvements form must be submitted and approved prior to the start of any external improvement project. This includes fences, storm door, decks, landscaping and painting door and shutters, etc.
- ♦ Each owner shall keep their lot and all improvements in good order and repair. Items to keep your eyes on include seeding, watering, weeding and mowing, pruning of trees and shrubbery, clearing debris from sidewalks and painting/maintenance of the exterior.
- ♦ Disposing or storing of waste (including grass clippings and branches) on common areas is not permitted. Unreasonable or unsightly accumulation or storage of litter, new or used building

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materials or trash of any kind shall not be permitted.

- ♦ Trash must be kept in sealed containers or secured bags. Trash and recyclable materials shall be placed at the curbside no earlier than the evening prior to the scheduled pickup time.
- ♦ Yard waste, branches, oversized items and bulk items are not picked in the normal trash services.
- ♦ To dispose of your bulk items:
Harford Waste Disposal Center
3241 Scarboro Road,
Street, MD 21154
410-638-3636

Drop off for FREE: lawn and garden recyclables, grass clippings, leaves
Purple Heart: 410-712-0109 offers front door pickup service to collect usable clothing and household item donations to raise funds for the support of Veterans and their families.
To learn more, visit
purpleheartpickup.org

Slow Down

We have been receiving numerous calls regarding motorists speeding on the community streets. Please drive slowly. We have many children in the neighborhood, and none to spare! Please be especially careful when in the parking areas. Children use these areas to play and they often dart out from between parked cars. To help slow vehicles down, there are several speed bumps throughout the community. If you feel we have a speeding situation on one of the streets, please let us know so we may evaluate the situation.

Parking Reminders

Each homeowner is allotted two parking spaces on his/her street for non-commercial vehicles. Unfortunately parking spaces are not assigned to each individual home. You must rely on the “common courtesy” of neighbors, to park in front of your home. Please exercise courtesy by parking only two vehicles on your street. If you have more than two vehicles, you must park the additional vehicles in the overflow areas. On several streets there is little overflow area, so cars are being parked along the curbs. Leave enough space for neighbors to back out of the spots in front of the homes and for emergency vehicle to have access to the area. Also, parking too close to an intersection or stop sign is prohibited. Commercial vehicles, trailers, jet skis, boats, RVs, etc. are not permitted and should not be parked in Constant Friendship. These vehicles are subject to removal at the owner’s expense. In addition, vehicles with expired or missing tags, non-operational, parked on the common ground or any vehicle blocking a fire hydrant or mailbox will be towed at the owner’s expense. This policy will be strictly enforced.

Vehicles undergoing major repairs are also prohibited in the parking areas. These measures are in response to numerous complaints from homeowners and an increase in the number of vehicles with expired tags. If you should receive a ticket for any reason, immediately contact Alliance Management. Currently towing fees begin at \$200.00. For more information on vehicle restrictions and parking, visit cfhoa.com.

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Signs, Advertisements, Notices

- ♦ Please be courteous and remove all signs once your event has ended.
- ♦ Signs are not permitted on lampposts and doggie stations at any time.
- ♦ Realtor signs are permitted on the common areas between 6:00PM Friday and 6:00PM Sunday.

Rodents On The Move

Due to the Route 24 construction, natural habitats are being disrupted and rodents are seeking new homes. Rodents have been seen in our area. The Harford County Health Department has provided us with these recommendations:

- Place garbage within metal or plastic containers with tight fittings.
- Pick up pet waste on a daily basis.
- Clean up spilled pet food and bring containers of food and water indoors after feeding.
- Remove accumulated debris from under decks, stairways, etc.
- Keep brush/weeds cut low and remove any litter which collects along fences and shrubbery.
- Elevate woodpiles 12 – 18 inches above ground.
- Seal any openings under walkways and landings which have been created through settling of the ground. These openings provide ideal harborage for rats.
- Do not overfill bird feeders.
- Eliminate sources of standing/stagnant water.
- Please don't put trash out too early and make sure your yard is free.

Trash

If your trash pickup has been missed, please contact Harford Sanitation at 410-838-5472. If notified by the homeowner, they will return to the community. Weekly trash collection is on Monday and Thursday.

Street Lights Out?

The streetlights in the community are maintained by BGE. If you notice a street light is not working properly, please call BGE at 410-68-0123 or 1-800-685-0123, options #1 & #5, 24 hours a day.

You can also use their website at bge.com. When you contact them they will request the nearest house number or pole number. The pole number is on a yellow tag just below the light. You may also contact the property manager with the information.

Need to contact Alliance Management?

Alliance Property Management Group
Phone: 410- 836-8036
Fax: 410-836-8037
website: www.cfhoa.com
email: cfthoa@allmg.net

Useful Phone Numbers

- ♦ Office of the Sheriff
410-836-5400
- ♦ Harford Co. Sheriff (non- emergency)
410-838-6600
- ♦ Upper Chesapeake Medical Center
410-643-1000
- ♦ Harford Sanitation Services
410-838-5472