

FRIENDS AND NEIGHBORS

Constant Friendship Homeowners Association Newsletter

Fall 2007

Step Up ... Volunteer

- ◆ Board Members are needed - Get involved with the decisions affecting your community. It doesn't require a lot of your time; the board meets the last Wednesday of each month.
- ◆ Street Representatives are needed - Be the point of contact about what is happening on your street. Work in conjunction with the Property Management team and the HOA. Be an Advocate for your street and receive updates on Board planning, pending actions, and community news.
- ◆ Santa Claus is coming to town. We need judges for the annual Holiday Decoration Contest. We also need "Santa Helpers" for the distribution of Candy Canes during Santa's visit.
- ◆ Got some extra time? Help on litter patrols or assist in the clean up of a wooded common area. More trash and debris is going into our common areas than is being taken out. How about raking or cleaning up a playground? This is a great opportunity for a Scout Pack or other organizations.

What Do You Think?

*Annual HOA Meeting – Oct. 24th, 7pm
Abingdon Elementary School.*

The Annual Meeting is your opportunity to have a voice in the decisions affecting your Community. Last year only 20 homes were represented out of 1676 in the community. The Board of Directors, need your feedback. Positive or negative, they need to know how you feel about YOUR COMMUNITY.

Progress Is On The Move

A computer disc containing the Proposed Rules & Regulations for your review was mailed late August. The open meeting was held on September 26th and in consideration of the low resident input/attendance, the Document will be adopted as proposed.

There is one change to be noted. Page 14; Section VI. Common Area Restrictions: Para E. Vehicle Restrictions; # 10: add the word "not" after the word are. It should read: "Motorized vehicles, including but not limited to motor cycles and ATV's, are not to be driven or parked on the Common Area, grass, sidewalks or curbs."

Street Repairs: We will probably not be repaving any streets in 2008 but we will be patching several areas. This will allow us to build up the Reserve Fund. In 2007 we spent \$237,000 on repaving and sidewalk repairs in the community. We continue to survey the community to identify areas that need repair and to prioritize them.

You will find the complete [Rules and Regulations and Operating Guidelines](#) at www.cfhoa.com.

Fall Cleanup Tips

- ◆ *Clear window wells & gutters* – This will prevent any water from leaking into your home.
- ◆ *Re-sealing* – This proves to lower heating and cooling costs. Common areas to check are door stoops, faucets, sinks, and windows and doors.
- ◆ *Rake the leaves* - Once it snows, an unraked layer of leaves can get matted down over the turf and smother it all winter long.
- ◆ *Feed the grass* - Using a slow-release fertilizer allows the grass to soak up nutrients and spend the cool days and nights of autumn recovering from summer heat and stress.
- ◆ *Weed it* - Weeding in the fall is probably the most valuable thing you can do to prepare for spring. Clean out your flower gardens and cut the grass one last time.
- ◆ *Pick up the poop* - When the snow melts next spring, the last thing you want to see on your lawn is pet waste.
- ◆ *Remove thatch* – Thatch, a build-up of above ground roots, prevents sunlight, oxygen and

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moisture from getting to the nutrient-hungry soil below.

- ♦ *Aerate* – Perforate the lawn with small holes reduces compaction and lets water, air and fertilizer get down to the soil, which strengthens the grass plant's root structure
- ♦ *Water trees & shrubs* - To sustain them over the long winter, it's important to give trees and shrubs a drink.
- ♦ *Clean out your garden* - Fruits and vegetables left in the garden can rot all winter and will provide a comfy home for insect eggs, which you don't want in the spring.
- ♦ *Plant spring bulbs* - Plant spring flowering bulbs like daffodils and tulips. But pay attention to the weather in your area.
- ♦ *Tune-up your tools* - Spend a few minutes wiping them down and removing debris and dirt, and then apply a light layer of oil to keep them from rusting over the winter. That way they'll be all set to go again come spring.
- ♦ For more information: Google "fall cleanup tips"

Snow Removal

I know this is a nasty subject to bring up when we are having record high temperatures but it is going to happen. Please remember to respect the parking spaces and the work your neighbor has done to clear snow from in front of their car. Nothing is more irritating than to spend time shoveling out your space to have someone else slip in and take it. If you normally park along the curbs, please move your vehicle(s) to a main street. This helps our crews to plow out the back streets more effectively and prevents the build up of snow piles and blocked in vehicles. Many of the streets are just too narrow and congested for effective snow removal. We must also leave sufficient space for emergency vehicles. So please consider where the best place to park your vehicles are during the snow season. Listen to the forecasts and be prepared.

2nd Annual Holiday Decoration Contest

Start planning now for the 2nd Annual Holiday Decoration Contest. Cash prizes /Gift Certificates will be awarded to the top three individual homes, as determined by a panel of impartial judges, selected by Santa himself. The judging will be based on the overall appearance of a home and not the volume of decorations. We may be able to judge groups of homes, if there is sufficient participation from a number of groups.

To Many Vehicles

If you have a vehicle that is bearing Historic Tags and it just sits in the parking area, consider storing it in a Public Storage Facility. If you have oversized vehicles or work vans park them in the overflow areas or on the access portion of the street. Several of our streets are over crowded and parking is the greatest concern of the residents. We also are having problems with the number of vehicles in a household. If homeowners cannot limit the number of vehicles in the Community, the Board may have to impose restrictions to relieve the parking congestion. Please be part of the solution rather than part of the problem.

Board Meetings are held monthly at Trenton Property Services (TPS), 126 South Main Street, Bel Air, MD 21014. Meetings are held the 4th Wednesday of the month and begin at 7:00 pm. If you would like to attend a meeting, please call ahead to our Property Manager to reserve a seat. You may reach John Strauss, Property Manager for Constant Friendship, at 410.879.8333 or jstrauss@tpsi.com or Elayne Zahn, Assistant Property Manger for Constant Friendship, at 410.838.4600 or ezahn@tpsi.net.