

FRIENDS AND NEIGHBORS

Constant Friendship Home Owners Association Newsletter

Spring/ Summer 2010

Alliance Mgmt-At Your Service

2010 has brought a lot of exciting changes to Constant Friendship. As you know, the Board of Directors has recently hired Alliance Management Group to oversee the management of the property. With Alliance Management at the helm, we have a full service management team dedicated to the needs of Constant Friendship. This experienced team can be reached at 410.836.8036 or via email at cfthoa@allmg.net. Their offices are located at 217 East Churchville Road Bel Air, MD 21014. If you should have a question or problem, feel free to call or email. When it comes to fee payment options, Alliance offers several options for your convenience. You can choose online payments through eChecks or credit cards or use the traditional check method. Call the office or visit www.allmg.net to learn more.

Visit Our Website

The Constant Friendship website is live and full of information. Be sure to log onto www.cfhoa.com for the latest community information, updates and notices.

Winter Wounds

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

Going Green?

Everyone is talking about 'going green'. To learn more, be sure to visit thedailygreen.com for the latest tips and information.

- ♦ Green Cleaning
- ♦ Check out New CFLs (light bulbs)
- ♦ Do an Energy Audit
- ♦ Turn Off Your Computer

- ♦ Use Rechargeable Batteries
- ♦ Save Energy Around the House
- ♦ Carpool
- ♦ Print on Both Sides of Paper
- ♦ Pay Bills Online
- ♦ Wash Clothes in Cold Water
- ♦ Turn Down the Thermostat

Summer Fun Starts Now!

What better place to live than Harford County? We are all lucky to be surrounded by great activities for the entire family. Below are some websites that can offer you some ideas:

www.harfordcountymd.gov/Events.cfm

www.otterpointcreek.org

www.springvalleyfarm.com

www.ladewgardens.com

Conserve Energy

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 www.bge.com/SummerReady

School's out for the Summer!

School's out and the children are home the break. 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. Some may be in the woods with a variety of nature's issues. Poison ivy, large thorn bushes, swampy areas and steep slopes are commonplace. In addition we have a number of human induced hazards. Fences with protruding nails, soaked and moldy carpet pieces and evidence of illegal activities have been seen. 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 fences

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or other items that do not belong, please contact Alliance Property Management.

Honey Do List

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

- ♦ The Application for Approval of Architectural Improvements form must be submitted, and approval must be granted, 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) on common areas is not permitted. Unreasonable or unsightly accumulation or storage of litter, new or used building materials or trash of any kind shall not be permitted.
- ♦ Trash must be kept in a sealed container or a secured bag. Trash and recyclable materials shall be placed at the curbside no earlier than the evening prior to the scheduled pickup time.
- ♦ At all other times, trash and recyclable material containers shall be stored inside the house or at the back of the house.
- ♦ 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

Household Recyclables: plastics bottles & jugs, bi-metals, aluminum cans, glass bottles & jars, commingled in blue bags:

Mixed paper in paper bags; flattened corrugated cardboard.

Car & truck batteries, up to 5 gallons used motor oil and/or antifreeze, scrap metal and appliances, computers equipment, up to 5 tires maximum of 17" diameter off rim per year.

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 www.purpleheartpickup.org

Slow Down

We have been receiving numerous calls regarding motorists speeding on the community streets. Please drive slowly while driving in and out of the neighborhood. *We have many children in the neighborhood, but none to spare!* Please be especially careful when in the parking areas. Children use this area to play and they often dart out from between parked cars. To help slow vehicles down there 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. Walkers, runners and cyclists also share the roads. Please be mindful of your speed and remember that it's illegal to pass on the right hand side of Tollgate, Ashton and Westover. Passing on the right puts your car in a bike lane, which is very dangerous. Please be alert.

Parking, parking and more parking

Each homeowner is allotted two parking spaces on his/her street for non-commercial

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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. 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 Property Management. Currently towing fees begin at \$200.00. For more information on vehicle restrictions and parking, go to www.cdfhoa.com.

Signs, Advertisements, Notices

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

Rodents On The Move

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

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

Trash

Trash is becoming an increasing problem in the community. Please pitch in to keep the community clean by picking up debris on your street. If your trash pickup has been missed by Harford Sanitation, call 410-838-5472. They will return if notified promptly.

Bulletin Board Topics

- ♦ Weekly trash collection is on Monday and Thursday.

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- ♦ The following are not included in weekly trash collection: grass clippings (yard waste), leaves, branches, brush and organic garden trimmings. Drop off sites are Harford Waste Disposal Center at 3241 Scarboro Road, Street & 3135 Scarboro Road, Street, MD 21154 (7am-3pm Mon thru Sat) and The Tollgate Road Site at 703 North Tollgate Road, Bel Air (7am-3pm Sat only)
- ♦ Trash/Recycling schedule: Monday and Thursday alternating weeks for paper and plastic. Place all paper items together in a paper bag, cardboard box or bundled. Rinse and place all containers together in a blue, white or clear bag. The schedule can be found at www.harfordcountymd.gov/recycle.cfm. Harford County has recently approved consolidated recycling. This would mean that glass, plastics and paper would all be picked up on one day and would not need to be sorted. Watch the Aegis for details.
- ♦ Dumpsters will not be brought into the community due to cost and mess left behind after the dumpsters removal. Contact Harford Sanitation to receive an estimate on bulk or large item pick-up.

Report Street Lights Out

The streetlights in the community are paid for by the community and maintained by BGE. If you notice a street light is not working properly, please call BGE at 410-685-0123 or 1-800-685-0123, options #1 & #5, 24 hours a day. You can also use their website at www.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 call the property manager with the information.

Useful Numbers

You can reach the Constant Friendship Property Management team by calling 410.836.8036 or emailing them at cfthoa@allmg.net

- ♦ Harford Sanitation Services
 - 410.838.5472
- ♦ Harford Co. Sheriff (non- emergency)
 - 410.838.6600
- ♦ Upper Chesapeake Medical Center
 - 410.643.1000
- ♦ Abingdon Post Office
 - 410.569.0491

Board Meetings are held on the last Wednesday each month at the Alliance offices at 217 East Churchville Road. The meetings begin at 7:00 pm. If you would like to attend a meeting please contact Alliance to reserve a seat.

What Do You Think?

The Board of Directors would like know what you think about the community. What's good? What needs improvement? How can we make things better? We'd like to hear what's bothering you, as well as recommendations for improvement. Not only will we get back to you to discuss issues, but we may put the topic in future issues of *Friends and Neighbors* to encourage discussion. We are actively trying to get more homeowner participation regarding community issues. To do this we need to hear from you! You can either call, email or post topics to the Constant Friendship bulletin board on www.cfhoa.com. Thanks!