



## WELCOME TO THE FALL HOA NEWSLETTER

### LETTER FROM THE PRESIDENT

Our Cedarside Farm community is very fortunate to have such a diverse and talented group of residents. This summer, many of you came forward and contributed your skills and ideas. Your Board members are guided not only by the By Laws, Covenants and Architectural Standards, but also by the actions and input of our residents. Our community is a reflection of our residents. We appreciate your continued participation in the betterment of our neighborhood. Every positive contribution, no matter how big or small, makes Cedarside Farm the place you want to reside. Thank you.

*Tim*



### LANDSCAPE UPDATE

We completed some major projects, most of which were done earlier this year and mentioned in the Spring newsletter.

During the summer however, we did work on the “hardscape” part of our landscaping. We had to repair the lighting at the entrance signs because of vandalism that occurred during the Memorial Day weekend. Additional concrete sidewalk work was done and a lesser amount will be completed next year. Small signs at each entrance were installed in hopes that they will deter or prevent crime and solicitors in the neighborhood.

Next year we plan to do some major tree trimming throughout the development. Many trees have low hanging branches and some are interfering with our street lighting.

At this writing, we are working on having Baltimore County install another street light in the cul de sac on Cedarcone Court. If and when we are successful in doing this, we will add some landscaping there as well.

Over the winter we will determine which projects will be accomplished within our landscaping budget. We have heard from residents regarding suggestions for future projects. Some suggestions include upgrading the landscaping at the front entrance signs and continuing to landscape around the various electrical boxes in the neighborhood. We would like to hear your suggestions and ideas at the **General Meeting**.

#### **Cedarside Farm HOA Board Members**

President - Tim Sobus  
Treasurer - Sheri Sanford  
Secretary - Sally Snader  
Board Member - Jim Bacon  
Newsletter Editor - Sally Snader

### ARCHITECTURAL REPORT

We all know that maintaining our homes can be a time consuming, expensive, and stressful, yet rewarding, fact of life. Some residents enjoy it, and the projects involved, and some residents loathe it. However, the Covenants and Architectural Standards of the Cedarside Farm HOA require it.

When visitors, realtors or contractors enter our development, they notice how our community is maintained.

Most times, just a minimal amount of effort can make the biggest difference. Painting your front door, trim and shutters probably has the most impact. Storing trash cans, grills and toys out of sight improves the aesthetics of the neighborhood and is in compliance with the Architectural Standards. We also ask that you please pick up any trash that you see, and pick up after your dog. Take pride in where you live.

If you suspect that a homeowner is in violation of the Covenants or Architectural Standards, please notify the HOA by voice mail at 410-529-7564 or through email at [CedarsideFarm@gmail.com](mailto:CedarsideFarm@gmail.com). The HOA will send a violation notice to the homeowner, if it determines that there truly is a violation. You will remain anonymous.

**NOTE: The HOA now informs the realtors/title companies of any architectural non-conformance issues, once we become aware of an impending sale or refinance.**

### SALES, REFINANCING & RENTALS

If you are selling your home, please remind your realtor/title company to request the required documentation from us as soon as possible. Don't be left waiting at the settlement table! This also applies to refinancing. At the request of many realtors and title company representatives, we now offer a "resale" package. The charge is \$150.00. Please contact us at 410-529-7564 or by email at [CedarsideFarm@gmail.com](mailto:CedarsideFarm@gmail.com) to obtain the package.

If you are renting out your house, you are required to notify the HOA and provide us with your new mailing address. You are still responsible for the homeowners' dues and compliance with the Covenants and Architectural Standards.

Our Covenants prohibit renting a portion of your house. You are only allowed to rent out the entire house.

Remember – Baltimore County requires all rental properties be registered with them.

### TRAFFIC CONTROL



**PLEASE SLOW DOWN** when you are driving through the neighborhood. The rate of speed at which some residents drive is completely unacceptable.

Left turns onto Farmside Drive are not permitted when heading northbound on Belair Road. We have had several recent near misses because of residents who refuse to abide by this.

### Test Your Knowledge of the Cedarside Farm Covenants and Architectural Standards.



1. T \_\_\_ F \_\_\_ The HOA does not have a website.
2. T \_\_\_ F \_\_\_ Residents should contact the HOA when there are concerns regarding parking.
3. T \_\_\_ F \_\_\_ Trash can go out on the weekend when the garbage can in the front yard is overflowing.
4. T \_\_\_ F \_\_\_ When there is no room in the driveway, cars can extend onto the street.
5. T \_\_\_ F \_\_\_ Any color paint can be used when painting the front of a townhome.

### ANSWERS TO THE COVENANTS AND ARCHITECTURAL STANDARDS QUIZ

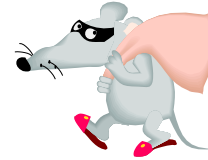
1. **FALSE** – **Of course the HOA has a website!** The site has a plethora of useful information. Available are the Architectural Improvement Request Form, the Declaration of Covenants, the Architectural Standards, previous newsletters, the history of Perry Hall and more. Do some surfing at [www.cedarsidefarm.net](http://www.cedarsidefarm.net)
2. **FALSE** (Refer to PARKING, page 6)
3. **FALSE**
  - Per the Architectural Standards and Baltimore County, **TRASH** must be put out **AFTER 6PM, the night before**. That means trash goes out on Monday night, and recycling on Thursday night.
  - Except for days of trash collection, trash and garbage containers cannot be kept in the front or side of a house, and must be “screened from public view at all times.”
  - In addition, please collect your trash receptacle in a timely manner.
4. **FALSE** – Cars parked in driveways cannot extend so far as to block the path of a pedestrian.
5. **FALSE** – Only approved paint colors can be used to paint the exterior of a townhome. The color of the shutters must match the color of the entry door. The trim of a storm door must match the trim on the townhome. The Cedarside Farm approved paint colors are available on the Cedarside Farm website and at the Sherwin Williams stores located at Belair Road and Silver Spring Road, and Belair Road and Rossville Boulevard.

### CRIME AND SAFETY

This past year, our development became a victim to some minor vandalism. Our entrance sign lighting was damaged, and our American flags that were in the front entrance flower beds were stolen. Also, many of our residents left their vehicles unlocked and, as a result, fell victim to theft. Most crimes are crimes of opportunity. Don't provide the opportunity. **Here are a few safety tips....**

#### **At Home:**

- Make sure all windows and doors are locked.
- Make sure your car is always locked.
- Have a "peep hole" installed in your front door.
- If someone knocks on your door and asks to use the phone, do not let them into your home. Tell them you will make the call if they give you the phone number.
- If leaving the house for a few hours, leave the TV or the radio playing.
- Install an intrusion (burglar) alarm.
- Have several lights set on a timer for when you go out at night.



#### **When Walking:**

- Stay off your cell phone.
- Don't look like a victim. Walk tall with your head up and project an air of confidence.
- Always have a personal alarm or personal protection device, like pepper spray.
- Have your car or house key in your hand before you reach the door.
- If you think someone is following you, switch direction or cross the street. Walk toward any place where there are people.
- Trust your instincts. Listening to your "gut" can help you avoid being a victim.

#### **KEEP OUR GROUP EMAIL LIST GROWING**

If you have not yet submitted your email to us, please do so at:  
[cedarsidefarm@gmail.com](mailto:cedarsidefarm@gmail.com)

We promise we won't inundate you with emails.

These emails are used for important information that can't wait to be published in the newsletter.

#### **BE PART OF THE 411**



#### **DUMPSTER DAY**



Thanks to Debbie Brashears for arranging Dumpster Day again this year! The event was held on Saturday, September 27, and many of our residents took advantage of the convenience of having dumpsters right in the development.



### **HOA ANNUAL GENERAL MEETING**

The 2014 General Meeting for the Cedarside Farm Homeowners' Association will be held on **November 3<sup>rd</sup> at 6:30 PM at the Perry Hall Library**, located on Honeygo Boulevard. We encourage your attendance. The Board is interested in hearing and addressing your comments and concerns. We need your input to determine what course of action the Board should take for the community in 2015.

### **FINANCIAL HEALTH**

As the Board of Directors, we have a fiduciary responsibility to protect the financial interests of the Homeowners' Association. As such, every year we establish a budget and monitor it on a monthly basis. We, like all of you, pay annual dues and are very conscientious about how we spend that money. For the last several years, we have carried over more money than we had anticipated and, unless there is an unforeseen emergency in the next few months, we will probably carry over more to next year than we had anticipated, all the while maintaining the required \$10,000.00 in reserve.

Also, we are happy to announce that there will not be a dues increase in 2015. The dues will remain at \$265.00 per year. For those who like to plan in advance, the dues will be mailed out in late January 2015 and will be due in late February.

There are currently five (5) accounts with the HOA's attorney for collection of non-payment. We expect that all of the funds owed to us will be collected by the attorney on our behalf. And, the HOA does not pay for the attorney's fees – the homeowner who is in collections pays the fees. The attorney has become more aggressive in the collections process, which means that we are receiving the money faster than in the past.

In summary, the HOA is solvent and in good financial health. Thanks to all of you for your part.

*Sheri Sanford*  
Treasurer

**PARKING**

The roads and parking lots in Cedarside Farm are owned by Baltimore County. An advantage to us as homeowners is that the County provides snow removal in our development. The disadvantage is that the County will not permit assigned parking spaces in the development nor will they permit painting lines in the parking lots to designate parking spots.

The Homeowners' Association/Board of Directors has no authority regarding parking issues. However, we ask that you be courteous and considerate to your neighbors when parking your vehicle(s) in the development.

**CEDARSIDE FARM REAL ESTATE UPDATE**

The following information was compiled from Title companies and the Metropolitan Regional Information Systems, Inc. (MRIS) website. It includes information available at the time of the printing of this newsletter.

<b><u>ADDRESS</u></b>	<b><u>LIST PRICE</u></b>	<b><u>CLOSE PRICE</u></b>	<b><u>CLOSE DATE</u></b>	<b><u>DOM*</u></b>
4105 Farmside Drive	324,900	Online Auction	9/23/14	159
11 Open Gate Court	189,900	Under Contract		120
50 Fencerow Court	249,900	Under Contract		18
24 Cedarcone Court	234,900	228,000	10/9/14	119
4110 Farmside Drive	449,900	438,000	10/2/14	80
48 Open Gate Court	229,900	218,000	7/5/14	55
70 Open Gate Court	249,900	241,000	5/9/14	13
46 Open Gate Court (RENTED)	1,700			59
4029 Cedarside Drive (NEW LISTING)	405,000			

\* Days on the Market

## Some Recycling Facts...

Thank you to those who recycle! If you don't recycle, please start.



- **Plastic Bags** are **NOT** permitted-even the blue ones.
- Those **pizza boxes** with grease stains are **NOT** recyclable, and cause millions of \$\$'s a year contaminating the batch.
- Anything with **food stains** cannot be recycled. It's trash.
- Wait until Thursday to recycle **cardboard boxes** instead of putting them out for trash.
- **Styrofoam** will be here in 500 years. The only way to "recycle" it is to re-use it.

For more information go to <http://bcrecycles.com>