



[www.hillviewfarmsbelair.com](http://www.hillviewfarmsbelair.com)

Hillview Farms (Greenbrier Hills Six) Residents

January 1, 2015

## ANNUAL HOA COMMUNITY MEETING

We have set a date set for our annual HOA community meeting. It will be Monday, February 9, 2015, at 6:00 PM in one of the meeting rooms at the Bel Air Library. The library is located at 100 E. Pennsylvania Ave. This is the same location that we have held our HOA meetings in the past.

### Agenda

- Continuation with current board members and/or election of new members
- Projects around the neighborhood (mulching, lights, trees, etc)
- Treasurers Report/Delinquent accounts
- Neighborhood improvements and homes in disarray
- New business, Other business
- Open discussion

## PLEASE DO YOUR PART

Let's keep our neighborhood looking nice. The HOA has gone on walks of the neighborhood and seen some homes and property in disarray. We will be sending out notices to such houses and request that you review the by-laws and make appropriate repairs. Please keep in mind that your property reflects on you, as well as the neighborhood. The intent is not to mandate what you can and cannot do, or what your property should or should not look like. The intent is more to maintain a consistent and visually appealing neighborhood, which adds **\$\$\$ VALUE \$\$\$** to the neighborhood, as well as your property.

## KEEPING UP WITH THE TIMES!

Our community has a website! As a means to more effectively communicate with each other, we've created the site. Check out our neighborhood at [www.hillviewfarmsbelair.com](http://www.hillviewfarmsbelair.com). You can find plenty of information regarding our neighborhood and HOA, as well as contact information. If there is anything that you would like to see on the site, please let us know.

We're also planning on "going green" with our mailings. Communications (such as this letter) will now be through the website or electronic newsletter. **Moving forward, you will only receive mail from the HOA when dues go out or to announce a meeting and/or election**\*. Please make sure that you subscribe! You can do so through the website or just send us an email at [info@hillviewfarmsbelair.com](mailto:info@hillviewfarmsbelair.com). If you want to be notified of neighborhood happenings and updates, then please subscribe so that you don't miss out! *Please know that email addresses are not sold, solicited, or spammed!*

## NEIGHBORHOOD CONCERNS

We are a great community of neighbors so please help us keep it that way! Be courteous of your neighbors!

- The board has received several complaints about homeowners not cleaning up after their pets or not leashing their pets. Harford County has animal control and care laws, all of which can be found on our website. If you see or have an issue with a neighbor's pet, please let us know. Pet feces on common grounds or your neighbor's property are unsightly, illegal, non-hygienic, and disrespectful to your neighbors.
- Any exterior home projects must be submitted to the board for HOA approval. Although we have 30 days to respond, we almost always respond immediately. No one wants to wait for approval to improve their house so please know that

the board would never be that inconsiderate! Keep in mind that unapproved work can violate the by-laws and possibly cause penalties and a reversal in the work that was performed. We've seen a lot of new work done on houses, much of which was not approved. Please do not put your work at risk simply because it was not run past the board.

- Trash in closed containers please. Loose trash blows around the neighborhood...it is unsanitary and unattractive.
- The snow is here! Please help in shoveling and maintain the sidewalks in front of your property.
- We have noticed several unlicensed vehicles (no registration tags/license plates) around the neighborhood. These vehicles must be moved inside of your garage or registered through the MVA with valid license plates. Even if left in driveways, this is against our by-laws and could result in their being towed.
- Some other concerns that need to be tended to consist of, but aren't limited to: broken fences, missing shutters on homes, covered cars in driveways, and A/C units in windows.

## WHAT ELSE?

Let's promote great work (and warn against not-so-great work)! We would like to establish a referral network within our community and include that on our website. If you've had someone do work for you, or you do work yourself, and would recommend those services, let us know. We would like to add it to our website for other homeowners to use. Many companies and contractors offer a referral program so it's a win-win all around! In the same fashion, if you have used a company or contractor that you wouldn't recommend, let us know. We would never speak poorly of them but we can warn our fellow neighbors about the possible outcomes.

Need your grass cut? Looking for a babysitter? Need your sidewalk snow-shoveled (not that we want to think of that right now!)? Let us know. We have plenty of community neighbors or their kids that do these services.

GBH6 HOA

*\*Any homeowners that are unable to send/receive email or do not have access to a computer can submit their mailing information to Chris Barker, 1221 Greystone Road, 21015 and we will do our best to accommodate the newsletter through traditional mail.*