

Northgate Hall Community Newsletter

May2005

Hello to all our neighbors and welcome to those of you who are new to our community. As you are aware, many changes have taken place in our Association over the winter. We have new additions to the board and have had to say good-bye to several dedicated members that have unselfishly given many hours of their time to our organization. We are always looking for volunteers to help improve our community. Anyone wishing to help please contact the secretary.

*A Board meeting was held on March 15, 2005
The following members were in attendance:*

*President – Jerome Lee Jr.
Vice President – Joyce Petrovich
Resident Agent – Skip Bevans
Treasurer – Wanda Cole
Secretary – JoAnn Jett
Architectural Chair – Jeff Brewer
Legal Advisor – Gordon Peltz*

*Members of the Board
Frank Barlow
Tony DeCerbo
Roger Dunn
Sharon Farrow
John & Carol Matzen
Katie Schauer
Cindy Simmons
Julie Wiggins*

The meeting started at 7:00pm at the Honeygo Recreation complex. A Treasurers report was submitted and accepted as read.

Old Business:

Past Due Assessment

A few homeowners have not paid their dues as of the March 15th meeting. One account is 2 years in arrears. A discussion was held as to what actions shall be taken. It is a violation of the NorthGate Hall Community By-Laws to NOT pay dues when assessed. This violation can be handled by late fee assessment, legal action and even foreclosure proceedings. The Board will contact the involved homeowners and try to resolve this issue prior to additional action. If a resolution is not met, further action will be discussed.

New Business:

Abbreviated By-Laws – It was agreed that a set of abbreviated by-laws outlining issues important to the well being of the community, would be given to each new resident in order to familiarize them with items such as parking, trash set out, dog waste etc.

Dumpster Day and Area Walk Through Inspection



Are you too busy to go to the county landfill? If so, this is the day each year that we bring the dump to you. Dumpster Day will take place on Saturday, May 21, 2005, from 7:00 am to 11:30 am. The dumpsters will be placed at the corners of Deviation and Ballygar Roads. Those residents who normally park near this intersection are asked not to do so, from 6:00 am to 1:00 pm on this date. We are not responsible for any damage that might occur due to parking your car near the dumpsters on this date and time. Flammable items of any kind and tires are not permitted. These dumpsters may only be filled to the top. We reserve the right to insist upon the removal of any discarded items that rise above the top level of the dumpsters. Only residents of our community (who have paid their assessment) may take advantage of this opportunity. We reserve the right to request identification before one discards items into the dumpsters.

The community walk through will also be held this day. A team of residents will walk throughout the area noting violations of our by-laws concerning trash, vehicles and any other conditions that detract from the neighborhood. Notices of the violations will be sent to homeowners not in compliance.



Architectural Changes

As we approach the warmer weather, you may be considering some architectural changes to your dwelling. While for the most part this is great for our community, remember, any such changes must first be submitted in writing to, and approved in writing by, the Architectural Committee of the Northgate Hall Community Association. Failure to follow the proper procedures could result in very serious consequences and expense. Requests should be submitted to:

*Northgate Hall Community Association, Inc.
9009 Deviation Road
Nottingham, Maryland 21236-2098*

It is also recommended in cases where necessary for safety and legal reasons, a permit be obtained from Baltimore County along with your written approval from this community association before any such changes are made.



Common Land and Easements

Although this topic has been addressed in several past issues of the Northgate Newsletter, property owners have asked that this be explained once again.

Common land (ground) areas are in fact the responsibility of the community association to maintain. A few that come to mind are the large open area near the pond and Kahl Avenue and the wooded area at the end of Variation Road that borders the Tremper Farms community. These areas are set aside for your convenience to use for playing ball and other games. It is only requested you leave these areas free of trash and to clean up after your pet.

Utility easements are areas that border an end of group townhome and the street. These grass areas which are located between the sidewalk and the street are the property of the homeowner.

Easement simply means that companies such as Baltimore County, BGE, Verizon and Comcast etc. have the right of way. However, it is the sole responsibility of the homeowner to maintain this property and they are by and large doing a good job of it.

Please respect the rights of these homeowners by using the common land (ground) not the easements in front of their homes or their lawns for recreational activities.

\$\$\$ Special Assessment \$\$\$

Due to the unforeseen expense of the tree removal on Deviation Road there will be a one time special assessment of ten (\$10.00) dollars collected with next year's regular assessment. This additional money will off set the cost of having the tree removed and will bring the community assets back to its prior level.

Trash Day



The board of directors has received numerous complaints concerning some neighbors placing their garbage cans and other trash curbside as early as the Sunday prior to trash collection on Wednesday. With the warmer weather approaching, you can imagine the odor that can be generated from trash and in some cases pet dropping that set out for days. Not to mention the problem of stray animals getting into this trash and the safety and health hazards this can cause.

With this in mind, we ask that neighbors please refrain from this practice and only place your trash out after 12 noon on the day prior (Tuesday) to collection.



Newsletter – the Community Newsletter will be published 4 times a year. The next scheduled mailing will be in August. If anyone has any articles, announcements or items of interest please submit them, we all would like to make the newsletter an informative and interesting publication.

In closing we would like to remind all residents, THIS IS YOUR NEIGHBORHOOD! Please make suggestions and look out for each other's investment. Attend the HOA meetings and VOLUNTEER!

Communications can be e-mailed to: North_Gate@comcast.net or mailed to JoAnn Jett 9020 Deviation Road, Baltimore, MD. 21236-2050