

Spring 2008

Meadowstream Community Association



Annual Meeting, April 30, 2008

What a Tremendous Year!

Thank you to the MCA Board members of 2007-2008!

After years of hard work we finally have a our updated Covenants & Restrictions approved and filed with the County. Now our community is governed by one set of Covenants & Restrictions that will aid in protecting our homes and property.

Dues

Dues were raised this year and are now \$145 per year. Dues are due at the annual meeting in April every year. Please be considerate and pay your dues promptly. We have plans over the next few years for improvements of the common areas and your dues are what makes that possible. Please send dues to:

MCA
c/o Nancy Hoblitz
2729 Meadow Tree Dr.



A Word About Dues

Dues are used for items such as insurance, electric, mowing and maintenance of common grounds, copies, postage, legal fees, and social events. The bulk of your dues goes towards the maintenance of the our 80+ acres of common ground. The dues were raised this year in an effort to keep up with inflation and ensure the upkeep of our common areas. The Board makes great effort to cut costs and use funds wisely. There is a long term plan to improve our common areas and maintain them so that we do not need to raise the dues again any time soon. If you would like a detailed financial report for 2007-08 please e-mail Nancy Pappas at gwpntp@verizon.net.

Community Safety

Reminder about the roads...

SPEED LIMIT is 25mph throughout our community. When passing pedestrians or cyclists slow down even more!!! Children are extremely unpredictable and many pedestrians may have listening devices, and may not hear you coming. Patience and Caution is worth a life!

-Pedestrians need to be reminded to walk facing the oncoming traffic.

2008 Board Highlights

- The Barn has been structurally inspected and recommended improvements have been made. A long term maintenance plan has been developed.

- There has been a big clean up in the area around the barn thanks to our community volunteers!

-We started more social gatherings that have inspired more neighbors to bond.

-We have improved communications via email and newsletters. If you would like to be included in e-mail correspondence please e-mail gwpntp@verizon.net.

-Most outstanding dues from years past have been collected.

-MCA records have been reviewed and improved.

Points of Interest:

- We purchased a large amount of fence rails for repair of the Meadow fence. **PLEASE** help us maintain the fence by replacing any rotten or fallen rails in the fence behind your home.
- Jack Morrison will continue to mow our common areas, and pasture area.
- Watkins Landscaping will maintain the entrance beds.
- The Meadow will be mowed and harvested 2-3 times a year by a local farmer. They will keep the harvest and share a portion with the horse owners.

-Cyclists need to remember to ride with the traffic.

-ATVs and motorized bikes are prohibited on public streets (*State Law and County Ordinance*). We, as a community, do not allow anyone to ride ATVs on our common property!





Please Curb Your Dog! It's the Law

There continues to be numerous reports of dogs accosting people as they walk down our streets. People should not have to walk in fear! Dogs are causing damage to neighbors ponds, gardens and even screened-in porches. Please be respectful of your neighbors and your dogs by keeping them in your yard. We are encouraging homeowners to report this violation to the County. The County will issue warnings and fines to the owners if they continue not to comply with the county leash law. You can file a complaint by calling the Animal Control office 410-638-3505.

http://www.harfordcountymd.gov/dilp/animal_control.html#laws

Social Events



We are in need of neighbors to help with social events. There is not a lack of ideas, but a lack of volunteers! We've had a very positive response from our efforts in the past year, but our Board is down to 8 members, and WE NEED YOUR HELP!

A social committee would be great!!!

Anyone interested please contact any board member. If we do not receive help in this area, we may have to forgo the block parties and specifically the Barn party. It won't take too much time, we just need more people involved. THANKS!!!!

Mowing Manners

Try to direct grass clippings back into your yard so there is not clogging of the storm drains or hazardous debris in the road. Also, please try to keep on top of trimming the weeds and edging the curbs at your property.

If you are dumping yard clippings in the community woods, please try to spread the debris out so not causing a huge "dump" area. It will break down more naturally, and look better if spread out.



Questions to the Community

We need information from the community members:

The Board is doing an inventory of the Barn and there are several items stored there and we are unsure of the ownership. The barn is a great place to store items that cannot be stored at your home. We just need to know so we can contact you if needed. Currently there is hay/straw that doesn't belong to our current horse owners, a fold-away camper and a trailer. If you are storing anything in the Barn please let one of the Board members know.

We are currently in an effort to create storage space for community members and we may need to do a bit of rearranging so that we can make better use of space. As a board, we have made the commitment to provide an area for storage of recreation vehicles of community members; (boats, RVs and horse trailers). We are offering the shelter and security of the large barn, and the soon to be improved parking pad that is accessible to the meadow and pasture areas. This will allow our community members to be compliant with Declaration of Covenants & Restrictions.

Notes & Information

- A financial report and update community directory was provided at the annual meeting. If you would like a copy please e-mail Nancy Pappas at gwpntp@verizon.net.
- If you have a question about dues owed or would like to be included on our e-mail list please e-mail Nancy Hoblitz at nhbhtz@aim.com.

Upcoming Events

2nd Annual Norrisville Recreation Crab Feast & Bull Roast

WHEN: Saturday, September 27, 2008

WHERE: Eureka Fire Hall- Stewartstown, PA

TIME: 7:00 pm–12:00 pm

CONTACT:

Brian Stoecker
ebstoecker@yahoo.com
410-557-0701

Johnna Harvey
johnnaharvey@billkidds.com
410-215-3919



Kid Fun

Day Out with Thomas

June 14-22nd
Strasburg Railroad, Strasburg, PA

Summer Art Camp

Norrisville Arts Program
<http://www.norrisvillearts.org> or
Stacy Tranter at 410-692-5104

June Trivia

Which sport had its first game played on June 19th, 1845, in Hoboken, New Jersey?

Yard Waste—Dumping is not composting

One subject brought up at the annual meeting was the continued dumping of yard waste in the woods. This has been going on for a long time and it has currently built up to look like a dump. When taking yard waste into the woods please disburse the grass clippings or leaves so that they are not just dumped into a pile. Also, it will help the decomposition of the leaves if they were mulched before spreading.

In the past, at the Community's expense, equipment has been used to push the pile deeper into the woods. This was also brought up at the annual meeting. This is certainly an option, but it is difficult to justify since not all homeowners use this as a dumping area.

This type of dumping creates a fire hazard as well as homes and breeding grounds for undesirable creatures. In an

effort to keep our community beautiful please consider the following options.

Harford Sanitation offers yard waste pick up. The pick up is on Wednesdays. You can opt for once a week up to 6 bags for \$10 per month or you can opt for a one time pick up of 6 bags for \$8 (.50 for each additional bag if you have more than 6). They also pick up bundles (count for 1 bag). They must be tied and no longer than 3 feet in length.
<http://harfordsanitation.com> or 410-838-5472

Watkin's landscaping can also take care of disposing of yard waste, 410-692-2026 or 410-808-7188

More on Harford County Recycling
<http://www.mde.state.md.us/assets/document/recycling/Harford.pdf>

Unkempt Property

The Board is currently trying to resolve an issue of a unkempt property in the neighborhood, 2704 Meadow Tree Dr. The owner does not seem to be living there at this time and the property is not being maintained. The owner is currently unresponsive to the many attempts that have been made by the Board to contact him. Harford County Zoning has been notified and will be cutting the grass soon. If anyone has any information about this property or the owner please contact Nancy Pappas at 410-692-2536 or gwntpt@verizon.net. THANKS!



The Barn and Open Space

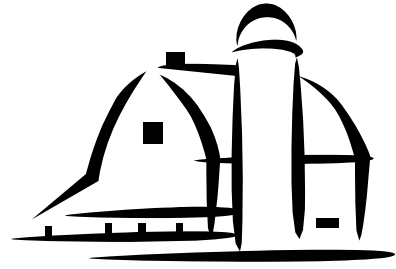
It is a continued effort to keep the common areas beautiful. Please volunteer when you can!

The 2007 MCA Board decided to truly investigate what the future of our barns should be. Is it worth the upkeep? Has it met its demise? Last Spring we had a structural engineer give us a full report on the safety of our barns, and recommendations for repairs (in order of necessity) so the barn is safe for animals, people and possibly storage of large vehicle and feed. We are pleased to inform the community that the barn is in pretty good shape, and over the next few years, as funds allow, we will work to maintain the structural integrity and aesthetics of the barns.

Last year the gutters and fascia

boards were replaced on the large barn and recently, a rotted out structural post was replaced. We still have water issues under the large barn, pasture and riding ring, which we are dealing with the State to correct. In the future road work will be done to insure that the drainage problem from Rt. 23 is fixed, the ditch and pipe cleared, and the road will be equipped with a run-off curb, so the excess water runs to the creek and not our land. Soon after, we will ensure that the grading around the barn is appropriate, and the run-off from the new gutters is properly directed.

~There are more minor repairs as well as general maintenance to be done to the barns and surrounding area. They will be performed as



needed and as funds allow.

We are happy to report the barn is structurally safe and sound.

The Parking Pad

There is still work to be done to the designated parking pad. Hopefully it will be ready for use very soon.

Volunteers needed!

Please volunteer to help with this project by contacting any board member.

It is the mission of the Meadowstream Community Association and its Board of Directors to encourage growth in property values by uniformly enforcing recorded restrictions, by maintaining the rural character of open space areas, which are for the use and benefit of all home-site owners, and by fostering a sense of neighborhood and community



We are on the Web!
www.meadowstreamhoa.com

If you would like to be added to our e-mail list please e-mail:
nhbltz@aim.com

2008 Board Members

Nancy Pappas, President – gwpntp@verizon.net

Nancy Hoblitz, Treasurer – nhbltz@aim.com

Kelly Francis, Secretary – kellyfrancis@gmail.com

Mike Hood – mhood@sgmcorp.com

John Mihal – JMihal@ciena.com

Marla Sawyer – kellyann5114@verizon.net

Lynn Smith – lbjq@yahoo.com

Please direct all written correspondence to:
Meadowstream Community Association
2729 Meadow Tree Dr.