



Hampshire Greens Community Newsletter

HOA MEETING with Invited Delegates **Thursday, November 4, 7:00 pm, Clubhouse**

Due to the positive feedback about our last HOA meeting, the Board has invited State Senator Rona Kramer and Delegate Anne Kaiser to speak to the community about their views concerning the ICC, specifically a Corridor 2 alignment. The first hour of the Nov. 4, 7:00 p.m. meeting will be dedicated to this discussion while the second hour will focus on approving the 2005 community budget.

Covenants Committee Walk-Through

The Architectural Covenants Committee will be doing its Autumn walk-through of the community within the next couple of weeks to make sure that we are all abiding by the community covenants. Remember that we all agreed to follow the covenants when we purchased our homes. One of the covenants provides that there be no planting in the swales in front of our homes. Technically, that is Montgomery County property and (aside from the trees planted by the County) should be kept clear and well-maintained.

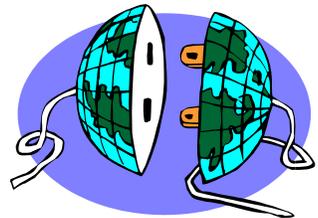
HOA Operating Budget

On page 4, you will find a copy of the proposed 2005 HOA Operating Budget, as reviewed at the last board meeting in September. The Board of Directors anticipates adopting this budget or a very similar version at their next meeting on November 4th. An increase in dues is not anticipated for next year.

High Speed Communications Coming to Hampshire Greens

Verizon has selected Hampshire Greens as a community for an infrastructure improvement effort. Currently, Verizon and selected contractors are installing a conduit tube and possible buried junction boxes in the right of way areas of every front yard. If you have any questions or complaints concerning this process, please contact:

Lex Hawks
(Verizon line planning)
410.416.8681 (pager)
410.707.1165 (mobile) or
The County Inspector,
Charlie Lawson
301.370.3687



Community Volunteers

The Covenants Committee and Landscape Committee are looking for community members willing to volunteer on these committees. Contact Lucy Wilson at 301-924-4050, or lwilson@ikorealestate.com

Welcome to Hampshire Greens!

Here are new neighbors that have moved into Hampshire Greens since September 1:

The Kataria Family
16712 Harbour Town Dr.

Let's give them a warm welcome!

Hampshire Greens Holiday Party and Decorations Contest

The Covenants Committee is again hosting the Hampshire Greens Holiday Party. The date has not been set but will be in mid- to late-December. The party will follow the judging of holiday decorations, so begin planning your holiday display now. The winners, based on originality, balance and just plain twinkle power, will receive gift certificates from local businesses (to be announced). We hope you will join us both in decorating your home and at the Hampshire Greens Holiday Party.

If you have any community news, photos, and/or amusing stories you would like to see in the newsletter, please send them to Jill Hsu: newsletter@hampshiregreens.com or call 301-476-8108

HOA Dues Collections

In keeping with the Board's "Zero Tolerance" policy, board members approved the publishing of delinquent HOA homeowners in HG Newsletters. Any homeowner in excess of 90 days past due, and/or who has been referred to the Association's legal council for collection, and/or has not established an approved repayment plan will be listed in all HOA Publications. If your account remains past due and you have not established an approved repayment plan, please contact Nagel & Zaller at 301-621-6500. The following is a list of delinquent HOA dues homeowners as of September 30, 2004:

- Robert & Dina Bowdry, 704 Indian Wells Ct.
- Gilbert & Marie Augustin, 16905 Harbour Town Dr.
- Victor C. Onyejiaka, 16901 Harbour Town Dr.
- Johnny & Debra Davis, 16829 Harbour Town Dr.
- Manju Bala Ohri, 16811 Harbour Town Dr.

Semi Annual Dues in 2005

In an effort to reduce administrative and collection costs to the Association, the Board voted at the September 22nd Board meeting to have homeowners pay their HOA dues semi-annually starting in 2005 (monthly payments in January and February, then March 1st (6 months) and September 1st (4 months). We would appreciate everyone making an effort to pay his or her HOA dues in a timely manner.



Community Bulletin Board

Hampshire Greens Teens At Your Service:

- Will babysit afternoons, evenings and weekends. Ellen Balatsos 301-476-7407 or 202-415-0296
- Will babysit. Elle Brande 301-421-4308
- Will babysit, give piano lessons. Ariel Hsu 301-476-8108
- Will babysit, tutor K-5, do filing and organizing. Teri and/or Tore Jackson 301-421-1620
- Will babysit. Becky Lakew 301-476-9299 or 301-910-0594
- Will walk dogs, pet sit, water plants, collect mail/ newspapers, etc. Michael, Zachary, and/or Alexa Norberg 301-421-4462 or norbergs5@aol.com

Playgroup:

Looking to join or start a playgroup for infants/toddlers in HG. Call Kathy 301-421-1493

Volunteers Needed:

Community teens needed to help distribute Homeowners Association printed material in your immediate neighborhood. Involves approx. 1 hour, once a month. Jill 301-476-8108

Love Thy Neighbors as Thy Pets

Owning pets can have many rewards. They often provide companionship, unconditional love, some protection and they can even provide medical benefits, like lowering your blood pressure. Beyond the benefits, pet ownership has many critical responsibilities to both the pet and to others.



Pets require a safe environment, adequate water and food, proper medical attention and protection from the weather. A proper shelter which meets the size requirements of the animal must be provided, especially for pets left out for extended periods of time. No pet should be left outside in extreme conditions such as excessive heat or cold, hurricanes or blizzards. Animal cruelty laws are clear and enforceable. If you are aware of an animal cruelty situation please do not add to the animal's distress by ignoring it, report it.

Another aspect of responsible pet ownership is the effect it will have on others. Pets left outside at night can and do disturb others. Hours of howling and little sleep can effect jobs, school work and driving abilities to mention a few. Your right to own a pet should not impede nor infringe on another's rights. Cleaning up after your pet is also a mandatory responsibility of pet ownership, both day and night.

Neighborhoods like ours where houses are close together require all of us to be mindful of others. We all want to and should try our best to respect each other. If at all possible before resorting to contacting authorities, try talking with the owner, send them a letter describing the effects of their irresponsible behavior on your family and call them when their pet interferes with your life. Our HOA Manager will also send homeowners letters to remind them of their responsibilities. When all else fails, contact **Montgomery County's Animal Services Division at 240-773-5900.**

What Was Here Before?



At Charles T. Hill's High Ridge Dairy Farm in Cloverly, team owners from Washington and beyond competed with locals at Hill's horse shows, which attracted a thousand people. With 149 acres, Charles Hill was one of the largest black land owners in the county. He died in 1942, at age 91. (Courtesy of the Sandy Spring Museum)

If you have a service, or item for sale, to offer to members of our community, and would like it posted on the "Community Bulletin Board", contact Jill Hsu: jita@att.net or call 301-802-3995

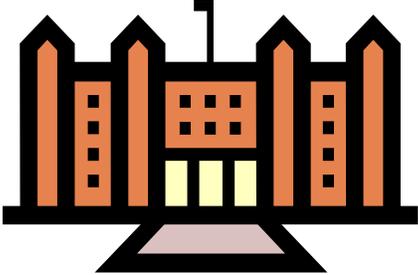
HG to Meet Foes to the Middle School Boundary Study

The Hampshire Greens Community is IN FOR A BIG FIGHT to influence the Board of Education to not rescind the boundary study they approved in March 2004. At the October 12 BOE meeting, the Farquhar PTSA asserted to the board that their official enrollment projections for Farquhar were way off and that the boundary study should be cancelled indefinitely. The Farquhar PTSA also worked to get many other school PTSA's to testify against doing the boundary study, mostly because the schools were "afraid" of the potential results.

The Hampshire Greens Education Committee believes that a Boundary Study would conclude that the most logical middle school placement for Hampshire Greens is Farquhar Middle School. While Farquhar seems to be supportive of allowing Hampshire Greens to go to Farquhar, their resistance to this boundary study will eliminate any chances of a study. *If we are going to win this fight, we must show a strong presence, and be seen by the Board as a united force.*

All concerned residents:

- Attend and/or SPEAK at the October 25th BOE meeting,
Monday, October 25 at 7:30 pm
- Make signs for BOE meetings
- E-mail / call BOE members (multiple times is ok)
- Help us gain additional supporters for our cause
- Write letters to the editors of local papers



Farquhar's stated reasons for wanting to rescind this boundary study are weak, but their political will and influence is very strong. Improving the utilization at Farquhar, perhaps better balancing the enrollment demographics of the Middle Schools, and addressing long-standing grievances from both Hampshire Greens and Drew ES, are clearly strong enough reasons for moving forward with this boundary study. *We must challenge the Board to have the courage to do what is right.*

If you have any questions and/or would like to join your fellow residents in this effort, contact Darnell Daisey at 301-476-8165 or dkdaisey@aol.com

ADVERTISING OPPORTUNITIES

Residents wishing to advertise their business, contact Lucy Wilson: lwilson@ikorealestate 301-924-4050



Jill Hsu,
REALTOR®
Broker: 301-388-2600
Direct: 301-802-3995
Email: jill.hsu@longandfoster.com

Serving our community.

Specializing in residential and investment properties.
If I may ever be of assistance to yourself, a relative, friend, or co-worker, please don't hesitate to call.

ICC Update

The ICC Draft Environmental Impact Statement (DEIS) document that will be primarily used as a basis for the Spring 2005 alignment decision release date has slipped to November. Likewise, the last public hearing concerning the alignment of the ICC has slipped to mid January 2005. Residents will be notified of the exact time, date, and location of this last chance to have an impact meeting as soon as we know.

**HAMPSHIRE GREENS HOMEOWNERS ASSOCIATION
DRAFT 2005 BUDGET PROPOSED**

	2004 BUDGET 286	2005 BUDGET 286	Monthly Homeowner Dues	%
REVENUES				
ASSESSMENTS	\$171,600	\$171,600	\$50.00	
MISC. INCOME/LATE FEE	\$3,500	\$3,500	\$1.02	
LEGAL FEE REIMBURSEMENT	0	\$0		
INTEREST INCOME	\$500	\$500	\$0.15	
<i>Total Revenues</i>	<u>\$175,600</u>	<u>\$175,600</u>	<u>\$51.17</u>	<u>100%</u>
EXPENSES				
GENERAL & ADMINISTRATIVE				
BANK FEES	\$100	\$100	\$0.03	0.06%
PROPERTY MANAGEMENT/Basic	\$24,882	\$25,650	\$7.47	14.61%
PROP.MGMT.COLLECTION	\$1,000	\$1,500	\$0.44	0.85%
AUDIT- ACCOUNTING	\$1,525	\$1,525	\$0.44	0.87%
INSURANCE	\$6,100	\$6,100	\$1.78	3.47%
POSTAGE/PRINTING	\$3,800	\$5,000	\$1.46	2.85%
LEGAL EXPENSE	\$5,000	\$5,000	\$1.46	2.85%
LEGAL COLLECTION	\$0	\$0	\$0.00	0.00%
MEETING ROOM RENTAL	\$80	\$300	\$0.09	0.17%
FILING FEES & COSTS	\$644	\$644	\$0.19	0.37%
WEB PAGE COMMITTEE	\$500	\$500	\$0.15	0.28%
MISC. GEN. ADMIN	\$250	\$350	\$0.10	0.20%
NEWSLETTER COMM	\$1,000	\$1,000	\$0.29	0.57%
SOCIAL COMMITTEE	\$4,000	\$1,500	\$0.44	0.85%
SECURITY COMMITTEE	\$750	\$500	\$0.15	0.28%
LANDSCAPING COMMITTEE	\$11,000	\$11,000	\$3.21	6.26%
ICC COMMITTEE	\$0	\$250	\$0.07	0.14%
ACC COMMITTEE	\$750	\$750	\$0.22	0.43%
TSF TO UTILITIES	\$0	\$0	\$0.00	0.00%
<i>Subtotal</i>	<u>\$61,381</u>	<u>\$61,669</u>	<u>\$17.88</u>	<u>34.96%</u>
UTILITIES				
WATER	\$1,100	\$1,000	\$0.29	0.57%
ELECTRIC UTILITIES	\$400	\$400	\$0.12	0.23%
<i>Subtotal</i>	<u>\$1,500</u>	<u>\$1,400</u>	<u>\$0.44</u>	<u>0.85%</u>
MAINTENANCE				
SITE REPAIRS/MAINTENANCE	\$2,000	\$3,000	\$0.87	1.71%
<i>Subtotal</i>	<u>\$2,000</u>	<u>\$3,000</u>	<u>\$0.58</u>	<u>1.14%</u>
CONTRACT SERVICES				
GROUNDS MAINTENANCE	\$75,000	\$78,000	\$22.73	44.42%
SNOW REMOVAL	\$5,000	\$4,000	\$1.17	2.28%
REFUSE REMOVAL	\$17,160	\$17,160	\$5.00	9.77%
<i>Subtotal</i>	<u>\$97,160</u>	<u>\$99,160</u>	<u>\$28.31</u>	<u>55.33%</u>
INCOME TAXES				
STATE	\$125	\$125	\$0.04	0.07%
FEDERAL	\$125	\$125	\$0.04	0.07%
<i>Subtotal</i>	<u>\$250</u>	<u>\$250</u>	<u>\$0.07</u>	<u>0.14%</u>
CONTINGENCY FUND	\$3,129	\$2,500	\$0.73	1.42%
RESERVE CONTRIBUTION	\$7,680	\$7,621	\$2.22	4.34%
TOTAL EXPENSES	<u>\$173,100</u>	<u>\$175,600</u>	<u>\$51.17</u>	<u>100.00%</u>
NET INCOME	<u>\$2,500</u>	<u>\$0</u>	<u>\$0</u>	<u>0.00%</u>