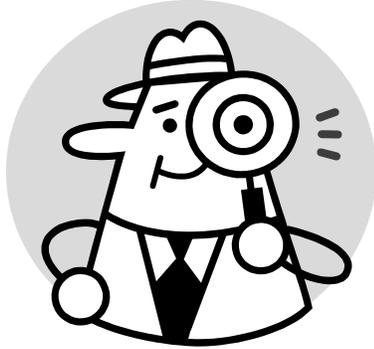




First Round of Inspections Done

The Board of Directors of the Bowling Brook Farms is concerned about the aesthetics, curb appeal and the property values of our homes. In short, the look and feel of our community. To maintain a higher standard and raise the bar for our community, the Bowling Brook Farms Board continued this year with their inspection of the exterior of all 785 homes of our community. It is a mammoth task, but all homes have been inspected.



Please note that the Architectural Committee sets the standards for and level of inspection each year. The homes in the community are aging and require more work than in previous years; the Committee was mindful of this when they set their standards and inspection level this year. The intent of the inspection is to help owners identify preventive and general house maintenance, in addition to keeping the standards of the community at a high level.

As a reminder, re-inspections will be starting the week of July 4, 2011. If the work is not completed, you will be called to a hearing before the Board of Directors, which will give you another 60 days to complete before the scheduled hearing date. Hearings will be held in mid-September. Final inspections will be done approximately 1 week prior to your scheduled hearing. Final inspections will be conducted the week of September 5, 2011. In order to improve our community, everyone has to do their part. If the community looks better, you feel better about your community. If you feel better, you will become more involved in your community and less willing to accept anything except the best for your community. A new culture will be born.



Mail Alert!

We would like to remind all residents not to park or block the mail cluster boxes in any way. If your cars are in the way, we have been informed that your mail may not be delivered. Please provide a clear path so that your mail carrier can deliver the mail.

Report of Vandalism Incidents

There have been several reports of vandalism incidents throughout the community. We are asking all residents to keep a close watch out and if you see anyone destroying property or any other suspicious activity, to report it immediately to the police and CVI.

Everyone can help by taking these few safety precautions:

- Keep your porch light on through the night to help provide additional lighting in the area;
- If you hear any loud, suspicious noises outside, please look and check that all is okay;
- Report any and all suspicious activity to the Howard County Police, 410-313-3700 (Southern District/non-emergency) and 911 for an emergency;
- Keep your car locked, especially at night;
- Remove all valuables from your car each night, or put them away so they can't be seen.

Contemplating Selling Your Home?

You may not be aware that The Maryland Homeowners' Association Act requires a homeowner (seller) to provide certain information to the purchaser of their home, PRIOR to the sale of the home. This information includes the following:



- * A statement whether the lot is located within a development
- * The current monthly fees imposed by the association
- * The total amount of fees imposed by the association during the prior fiscal year
- * A statement whether any fees against the lot is delinquent
- * The name, address and phone number of the management agent
- * A statement regarding knowledge of any pending lawsuits
- * A statement regarding any pending covenant violations actions

The resale package is available at a cost of \$175.00 – included is a financial disclosure statement, sellers statement, a copy of the current budget, audit and insurance, and a copy of the association documents (bylaws, rules and regulations, policies, etc.). Please note that the purchaser should have at least 5 days to review the package prior to settlement. We also suggest that you consult with your attorney and/or real estate agent regarding correct compliance with the law.

When you determine the time is right to order your package, please contact CVI for further details.

Exterior Changes and/or Improvements

Are you planning to...replace your windows? Replace/change the colors on your home? Change the landscaping of your yard? Install a deck?

WAIT!

Before any of this work can begin, you MUST have written approval from the Architectural Committee. At the monthly Committee meeting, they review applications for architectural changes, so plan ahead to get approval in time for contractor scheduling.



The process is not difficult, but you need to plan your schedule!

1. Fill out a Bowling Brook Farms architectural application. Need an application? Go on line to www.bowlingbrookfarms.org and download an application!
2. Return the completed application, with any appropriate diagrams, pictures and/or brochures, to the CVI office. The application will be forwarded to the Architectural Committee.
3. The Committee will review your application at the next scheduled meeting. Remember that the Committee meets on the 1st Wednesday of the month; watch the website, as meeting locations sometimes vary. Please make sure your application is received one week prior in order for the Committee to review it at the meeting.
4. Once reviewed, you will be notified in writing of the Committee's decision.

Do you need Home Improvement Advice?

Were you cited during the 2011 spring inspections and need information on how to make the necessary repairs to your home?

Then contact Tom Young! He is an active Board member willing to provide information needed to help you successfully complete your repairs in a timely manner.

Please send an email with "Home Advice" in the subject line and provide your name, address, phone number and question to kbrown@cviinc.com.

Your information will be forwarded and responded to accordingly.

Howard County Trash Services in Bowling Brook Farms

REGULAR HOUSEHOLD TRASH is picked up on Tuesdays (except for Birkenhead Court, which is picked up on Wednesdays). Please review AND remember the following guidelines regarding regular household trash disposal:

- Each household is limited to four (4) items not exceeding forty (40) pounds. The four items can include cans, bags or bundles (bundles must be less than four feet (4') in length and 1" in diameter).

PROHIBITED ITEMS ARE:

- Liquids such as wet paint and motor oil
- Hazardous, toxic or flammable materials
- Bulk items (appliances, carpets, mattresses, or large equipment or furniture)
- Car parts – tires, wheels or batteries
- It is also important to note that during the period April 1 – December 31 when yard trimming recycling is available (see below), grass, leaves and light brush WILL NOT be accepted for pickup on regular trash day.
- Trash or recycling containers should not be placed out prior to 7:00 p.m. the day before collection and must be removed and stored in the rear yard after pick-up, out of public view the day of collection.
- Trash should be placed in “group” trash areas at curb islands for pickup.
- Trash can be put out for pickup in reusable metal or tough plastic containers with handles and watertight fitting lids or in HEAVY GAUGE plastic bags that are securely tied. NOTE: Cleanup of the common collection areas should be shared by all. The trash that is spilled and/or spread by animals or wind is the responsibility of each resident that uses the “group” trash areas.



BULK TRASH – Household bulk items such as appliances, carpets, mattresses, large equipment, furniture, etc. are the responsibility of each homeowner to dispose of. These items can be dropped off at the Alpha Ridge Landfill Residents' Convenience Center. Monday-Saturday 8:00 a.m.- 4:00 p.m.

HOUSEHOLD HAZARDOUS WASTE – Household hazardous waste consists of wet paint, motor oil, household chemicals or cleaners, toxic or flammable materials, car parts (i.e., tires, wheels or batteries), medical waste, coals, ashes, soil, rocks, ammunition, explosives or firearms. These items can also be dropped off at the Alpha Ridge Landfill Residents' Convenience Center on Saturdays from 8:00 a.m.- 4:00 p.m.

For details on recycling or more information regarding the above information, visit the Howard County Website at www.co.ho.md.us or call 410-313-SORT.

MOST IMPORTANTLY – IF THE COUNTY DOES NOT PICK UP YOUR GARBAGE OR RECYCLING, IT IS YOUR RESPONSIBILITY TO FIND AN ALTERNATE METHOD OF DISPOSAL. PLEASE DO NOT LEAVE IT OUT FOR THE NEXT PICKUP. (Remember, the County will not remove your items if it is not being properly disposed.)

ALSO NOTE: The large dumpsters located at the apartments are NOT for Bowling Brook Farms' use. These are the property of the apartment complex. The apartments may hire patrols for their property and will follow through with any violations of illegal dumping or trespassing.

Thinking About Renting Your Home?

Please remember your association when you go to rent your home. Here are a few important items to address:

Owners who rent their home are responsible to abide by the Howard County laws. **Per the County**, “Every dwelling or dwelling unit in Howard County which is not occupied solely by the owner or owner’s immediate family must be licensed. A license is also required if more than one boarder, roomer or renter occupies the dwelling with the owner. This requirement applies whether or not rent changes hands.”

**Please contact: Department of Inspections, Licenses and Permits,
3430 Court House Drive, Ellicott City, Maryland 21043
Licenses 410-313-2455
Inspections 410-313-1823
Advertising 410-313-2323**



If you are renting your home, please be sure to update CVI with your correct mailing address to ensure that as the owner you continue to receive all important Bowling Brook information and notices.

If you believe that an owner is renting their home without the proper licensing or if you have any concerns regarding this matter, contact Howard County Department of Inspections, Licenses and Permits.

Important Information from the Landscape Committee on Erosion Control

The Bowling Brook Farms Community has an ongoing turf renovation program in which specific areas of common grounds in the community are targeted on a rotating basis for additional turf treatment, such as reseeded or adding ground cover. Because Bowling Brook Farms has a lot of common area grass in its community, this can be a daunting and time-consuming task, not to mention expensive.

Some of the areas that are particularly prone to needing regular turf renovation are the many hills in our community. Residents may have noticed slopes with less grass cover or perhaps even no grass cover.

In the fall of 2009, the Landscape Committee began working with our landscape contractor, The Brickman Group, to address the issue of erosion in the common areas. Since repeated short mowing stresses the grass and further degrades the health of the existing root system, the Landscape Committee has asked The Brickman Group to place very small flags along some of the steeper slopes to indicate to the mowing teams that these are “no mow” areas. Allowing the grass to grow longer on the slopes has a number of benefits:

The grass develops a deeper root system which tends to hold the soil in place.

The longer grass covers the ground such that water hits the grass before hitting the soil itself, reducing erosion of the soil.

The deeper root system absorbs more water contributing to less water runoff on the hillsides.

The grass is allowed to “go to seed” which naturally and safely contributes to the thickness of the existing lawn.

Reduced mowing on the hillsides of our community is an ecologically and financially sound solution to the erosion in these areas. The Brickman Group is maintaining these areas by reducing the overgrowth on an **annual basis only**. The Landscape Committee will continue to monitor and evaluate the program to ensure its success in the overall goal of maintaining and enhancing the beauty of our community.

If you have any questions or concerns about the program, please contact the Landscape Committee at info@bowlingbrookfarms.org.

Board of Directors' Meeting Dates

The Board of Directors of Bowling Brook Farms Association, Inc., hereby announces the upcoming schedule of the Board of Directors' meetings. Unless you are otherwise notified, these meetings will be held on the third Wednesday of the month, beginning at 7:00 PM. Meetings will typically be held at the Savage United Methodist Church, Faith & Ministry Building, 9050 Baltimore Street, Savage, Maryland, pending reservation confirmation. Visit the association's website, www.bowlingbrookfarms.org to confirm the meeting location, if you wish to attend a particular meeting.

June 15, 2011	October 19, 2011
July 20, 2011	November 16, 2011
August 17, 2011	December 2011 - No Meeting Scheduled
September 21, 2011	

At the conclusion of each meeting, the Board will confirm the date, time and location of the next meeting.

If you wish to be included on the meeting agenda to address a particular issue, please submit a request in writing two weeks prior to the scheduled meeting. All owners are welcome and encouraged to take an active role in the association Board meetings.

IF IT'S YOUR PET,

IT IS YOUR RESPONSIBILITY...

- to ensure that it has proper licenses and vaccines,
- to ensure that it is on a leash and under the control of a responsible person capable of immediate and effective restraint,
- To ensure the proper disposal of excrement on public and private property.



The association has specific rules pertaining to dog ownership as does Howard County. Contact Howard County Animal Control for a complete list of Laws at 410-313-2780. In addition, your community has spent a considerable amount of money to make dog walk stations with disposal bags and cans available for homeowners to pick-up after their pets. Be a responsible pet owner!

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References
 Licensed/Insured
 MHIC 66985

Disclaimer: "Neither the association nor CVI endorse these contractors or guarantee their workmanship. These contractors are provided only for your convenience. Any bill incurred by the homeowner will be the responsibility of the homeowner. All arrangements are strictly between the homeowner and the contractor."

Solicitor & Peddler Licensing

Howard County has specific rules when it comes to solicitor and peddler laws.

No person shall engage in soliciting or peddling in Howard County unless that person has obtained an identification (ID) card from the Office of Consumer Affairs. Howard County Code, Section 14.700.

For further information, please contact the Office of Consumer Affairs at 410-313-6420 or at www.co.ho.md.us.

A Note from Tower Federal Credit Union

JOIN TOWER FEDERAL CREDIT UNION

Reward yourself with savings, value and superior service

All Bowling Brook Farms Association members are eligible to join Tower Federal Credit Union. Because Tower is a member-owned, non-profit financial institution with no stockholders to pay, Tower members have the advantages of lower loan rates, higher savings rates, and no or low fee services. And Tower still has free checking with no monthly fee or service charges and no minimum balance requirement after a \$10 opening deposit.

Get a CASH BONUS with Free Checking and Direct Deposit

When you apply for Tower membership, open a new Regular Checking account and then set up a qualifying direct deposit to that account, you'll get a \$125 Cash Bonus. Already have a Tower Regular Checking account? Set up a qualifying direct deposit to your existing Regular Checking account and get a \$100 Cash Bonus. Plus! Learn how you can enter to win monthly and quarterly cash prizes and the year-end \$10,000 Grand Prize in Tower's Super Savers Sweepstakes. See sweepstakes and cash bonus details at towerfcu.org.

The easiest way to become a Tower member is to apply at towerfcu.org. Or, stop by the nearby Laurel branch for assistance. Membership questions? Call the Member Service Center at **301-497-7000** or **800-787-8328**. Visit towerfcu.org for other branch and ATM locations near your home or work.

Bowling Brook Farms
c/o CVI
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