

Hamptons Happenings

President's Message – Peter Rene'

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Date: 03/15/2007

Vol 2007 Issue 1

The Annual Meeting is scheduled for Thursday March 22, 2007 at 7PM at the Jupiter Community Center. It is important that we have owner attendance. Please plan on attending.

The speakers and guests will include **Jupiter Town Council members, Jupiter Town Manager, and Jupiter Police Department Officers.**

The issues that will be discussed with the **Town of Jupiter Officials** include;

- ◆ **Security & Neighborhood Watch**
- ◆ **Oak Tree mitigation issues**
- ◆ **Indian Creek Parkway mitigation issues**

The Association has presented proposed solutions and has been working with the Town of Jupiter and other agencies in a cooperative manner to determine the best alternatives to address these issues now and into the future. The exchange of information will be beneficial for all.

Other important issues not directly related to the Town of Jupiter include the election of 3 Directors and the status of prior and future initiatives. More specific information on the issues is included in this newsletter. Significant homeowner attendance to the annual meeting is very important. Please attend on Thursday, March 22, 2007 at 7PM at the Jupiter Community Center.

See you at the meeting, Peter

Security: One of our owners in Phase 2 was burglarized last week. Entry was via the sliding glass doors. Making sure that your sliding glass doors are secure is important, although the burglars will often break the glass. Residents are urged to lock doors and windows and cars and keep garage doors closed. Report any unusual people or activities to the TOJ non-emergency number, (561)746-6201. Be particularly aware of *out of the norm* activities. For example, our lawn maintenance usually occurs on Monday & Tuesday. Seeing lawn maintenance people on the street on Friday afternoon is out of the norm. If you don't recognize them as your neighbor's lawn service (which is unusual for front yards) and do not see the Southern Exposure trucks in the area, let the police check it out. And sign up for the "Neighborhood Watch" program. We will have applications at the Annual Meeting.

One way we can alert you and your neighbors is to "broadcast" email alerts. But we need your email address to do this. Our previous request was largely unheard by our owners. The email list will not be misused and you can always request that your name be removed. But with a list that includes 50% of our owners, we can get these security alerts out quickly and efficiently. To add your name to the list just send an email with "Email List" in the subject line to the address below. You will receive a confirmation email. You will have an opportunity to sign up at the Annual Meeting.

Email@HamptonsAtMaplewood.org (no spaces, capitalization is optional)

Questions and Answers for Driveway Surgery

1. If the flares are cut and removed to grub out the roots, will it damage the driveway surface? It is likely that there will be chipping of the edge that will be visible.
2. If a "flare" is removed to grub the roots and replaced, will the joint be obvious and/or level? It is likely that the joint will be slightly displaced. The resulting joint should be no worse than the joints between the curb and the apron or the sidewalks and the apron. (The remove, grub, replace, task is to be negotiated between owner and contractor and paid directly to the contractor.)
3. If it is necessary to replace (re-pour) a small section of the apron, can the color difference of the new concrete be hidden? There is a designated concrete stain (paint) that can be used on the whole driveway and sidewalk. The color is attractive and it is less likely to be stained by mildew. There are several driveways in the Hamptons that have received this treatment. ACC Request /Approval is required.
4. Can the driveway apron and/or the driveway itself be replaced with pavers? TOJ has recently indicated that they will approve pavers for the apron and/or the sidewalk as well as the driveway itself. Pavers will accommodate the tree roots. While the roots will certainly displace the pavers, you can remove the pavers, deal with the roots, and replace the pavers ACC Request /Approval is required.

ACC (Architectural Control Committee)

Spencer Berg, Chair; Members: George Litinski, Joanne Callahan, Carlin (Crash) Wallace, Richard Miller;

- Please remember that an ACC Request and Approval is required BEFORE you initiate changes to your unit. "After the fact" ACC Requests require payment of a \$100 service fee before they will be considered. We urge owners to cooperate with us on this requirement.
- "Tile style" metal roofs are being used in the Hamptons. At least two such roofs have already been installed. Have you noticed? These roofs are running about 15% more than a concrete tile roof. If you are considering roof replacement, you should obtain the "Roof Info Pack" from Bristol or from the HOA web site. www.HamptonsAtMaplewood.org.
- An owner in Phase 1 has installed a roof mounted solar heat collector to heat their pool. Have you seen it? If you haven't noticed it, it's probably because this installation is outstanding in that the collector is the same color as the terra-cotta color of the new roof. This owner is to be commended for the consideration of the neighborhood that has been demonstrated by their choice for the collector.

Irrigation Update

Charlie Godfrey

The new pumping system is installed and functioning as planned. We are still tweaking the distribution system to better use the capacity that is available. Within two weeks we will be changing the field clock programs and that may change the time and days your area is irrigated. Our goal in this part of the project is to keep irrigation to after 8pm and before 6am, and to increase irrigation from 15 minutes to 30 minutes per cycle. With this increase in minutes, we expect to continue with 2x/week during the summer months. Plant experts stress that more water, less often is better for plants.

We also plan to institute a program where the sprinklers will be cycled for short times on a Saturday morning so that owners may check their sprinkler coverage and service their own back yards as well as report problem sprinklers in the front. We will make sprinkler flags available at the clocks in your area so you can "flag" the sprinklers needing service.

"**SPRINKLER CHECK SATURDAY**" notices will be posted at the entry a few days before the event.



Application for Driveway Apron Cutting Program

Name of Owner: _____

Unit Address: _____

The undersigned, as the owner of the Hamptons at Maplewood unit noted above requests that the driveway apron of this unit be cut into segments in accord with the descriptive material that accompanied this application. \$100 check covering cost of the work is attached to this application.

Owner agrees that the Hamptons HOA, Inc., accepts no present or future liability for maintenance or replacement of the driveway apron.

Owner also acknowledges that in the process of cutting control joints into the concrete, occasionally unplanned fractures may develop and that the association and the contractor does not accept liability should this occur.

Print Owner Name(s): _____

Owner signature(s): _____

Date: _____

Attach check in amount of \$100 payable to Hamptons at Maplewood HOA, Inc.

Return this application document to:

Hamptons at Maplewood HOA Inc
c/o Bristol Management Services
1930 Commerce Lane, Jupiter 33458