

# Hamptons Happenings

Hamptons Happenings  
Volume 2008, No 2  
June 2008

*From the President: Lou Marcati*

## **Happy Fourth of July to all our residents!**

As all of our residents can see, our common grounds are looking really good, and the property will look even better as we increase our landscaping effort. Your Board is working on a Emergency Plan, just in case, for this year's hurricane season. We want to make sure that our properties are safe and stable, just as soon as the hurricane leaves the area. We have added benches to the common grounds and hope our residents will utilize them to appreciate our beautiful surroundings. We ask that all homeowners will include their email address so we can reduce costs and communicate with our homeowners more quickly. We plan that whenever there is information for the homeowner, we will place a sign in each entryway asking homeowners to check the website or their email. This will make communications much more effective and timely. So once again, Happy Fourth of July and see you at the Baseball game and fireworks.

***Lou Marcati, Hamptons HOA President***

**July 4<sup>th</sup> Ballgame:** We are again planning a July 4<sup>th</sup> baseball and fireworks trip to Roger Dean Stadium. The Homeowners Association is purchasing 50 tickets which we will make available to owners or residents for \$4.50 per ticket. Tickets are first come, first served, so don't be left out. Please call (561-744-4814) or email ([LMarcati@Hotmail.com](mailto:LMarcati@Hotmail.com)) Lou Marcati, with your name and quantity of tickets you need. Please try to keep it to four per family and if you need more, tell Lou and he will do his best to get them for you. Please try to have cash, as Lou can't take credit cards. Ticket sales will start Monday, June 23, just leave a message on Lou's answering machine. This is a great opportunity to get to know your neighbors.

**Email Addresses:** The association is requesting that all owners include their email address on the current payment voucher. With your email address we will be able to communicate much more effectively to our owners and residents. For example, mailing a 4 page newsletter can cost as much as \$0.75/ea as well as many hours of volunteer time involved in printing, folding and inserting. Sending the same material by email costs nothing. And even if you don't read it, it is quicker to delete it than to throw it in the waste basket. And look at the trees you will save. Please cooperate and give us your email address. We will not inundate you with mailings. And we invite you to communicate with us via email.

**Terri Streng, Property Manager, is**  
**The board is**

**[PropMgr@HamptonsatMaplewood.org](mailto:PropMgr@HamptonsatMaplewood.org)**  
**[Board@HamptonsatMaplewood.org](mailto:Board@HamptonsatMaplewood.org)**

**Benches:** You may have noticed the new benches we have installed at strategic locations around the lakes. These benches will let our homeowners enjoy our beautiful lakes and the peace of our surroundings. Also, parents can watch their children at the lakes. Please try to keep the area clean around the benches for your neighbors.

**Lakes & Fishing:** Many of the children living in the Hamptons have discovered the joy of fishing. This is particularly true in Lake 1 where a crowd of kids gather several times a week. We urge our parents to be cognizant of what your children are doing and how they are doing it. Some children have not been taught how to unhook the fish and return them to the water for the next day's fun. We have seen kids beat the fish against a tree to get them off the hook. Or leaving them on the grass with hook and line in place, only to be picked up by the birds that then get hooked on the line. Parents, please come to the lake front and give your children some help with learning what joy fishing can be if it is done right. By the way, the board has arranged for some modest additional stocking of the lakes. Hopefully, this will reinforce the fish population and continue the fun.

**Annual Meeting:** The turnout of owners for our Annual Meeting did not meet the quorum threshold (119) for an official meeting and thus no official business could be accomplished. Practically this non-meeting has little effect. It simply means that the present board will continue to serve in their present capacity. However, it is disappointing to those of us who work hard to administer the affairs of the association. It seems that unless we have a "big controversy" it is very difficult to get a quorum. **We can do better!**

**Traffic Issues:** After being alerted to several near accidents at the entrance/exit to Hamp-tons I, we have asked TOJ traffic engineering to review all our signage at the entrances/exits to the Hamptons. They have recommended that we **add a new stop sign on east bound South Hampton Drive**. Incoming traffic here does not stop, and the near misses have occurred when eastbound vehicles continue on east on South Hampton Drive. Granted, there has to be carelessness to create an accident, but there is a clear need for a stop sign at this location. So if you live in Phase 1 and pass through this intersection, be looking for a new stop sign which will appear in a few weeks. **If you are not looking, there are some officers that may be looking for you.** We also are in the process of installing **traffic markers** at the entry/exits to all phases in an attempt to **keep vehicles in the roadway** rather than on the grass. We recently filled the ruts which had become a significant risk to the vehicles that may have drifted off the road when entering or exiting the Hamptons. These traffic markers will be placed so that if you run over them you will be shaken by a vicious rumble and will know that you are out of bounds. **Please try to keep your vehicle on the roadbed.**

**Street Trees:** We expect that Steve Inglis of Bristol Management will be making a presentation to the Jupiter Town Council on Thursday July 17 dealing with the Hamptons and other similar HOA tree issues with the TOJ. It would be helpful if you could put it on your agenda to attend the council meeting on July 17. You may have seen an article in the Palm Beach Post regarding another HOA that is dealing with the same oak tree issues. That HOA is younger than the Hamptons and after a lot of study have chosen to remove the oak trees. We all love the look of the oak tree canopy, but they are wreaking havoc with the streets, sidewalks and driveways. Some tough decisions are in our future.

**Irrigation:** We have been fighting some gremlins with the control wiring in several places within the Hamptons. Intermittent circuits are difficult to diagnose and correct, and these have been particularly difficult. We expect these issues to be resolved by the end of June. However, we ask that you all stay alert to the irrigation at your property and in the common areas you observe. Report gushers wherever you see them, even if not in your yard. These gushers reduce the water pressure available to all yards, so they affect your property. And call for a sprinkler check if you suspect that your unit is not receiving irrigation. (It would be helpful to put a tuna can in the yard and see how much water you are collecting.) Sprinkler zones run for either 30 or 60 minutes, so if you see one running for more than an hour, there is a problem and it should be called in for service. Currently all irrigation is scheduled for Wed-Thu and Sat-Sun. We recognize that these days/times are inconvenient since that is also trash pick up days. However, these are the days we are permitted to irrigate, and we have to run almost every hour that is allowable in order to cover the area. We plan to ask SFWMD for a variance that will allow us to operate on other days in order to separate irrigation from the conflict with the trash truck on Wed and Sat.

Hamptons at Maplewood HOA, Inc.  
c/o Bristol Management Services  
1930 Commerce Lane, Jupiter 33458  
(561) 575-3551; FAX (561) 575-5423



Property Manager: Terri Streng, LCAM  
Email: PropMgr@HamptonsAtMaplewood.org  
(561) 427-0695

**(PLEASE Cut out and save these Phone Numbers )**

TOJ Police Non-Emergency 746-6201  
Animal Control (561) 625-5122  
Accounting Dept (561) 747-5503  
Nichols Sanitation (772) 546-7700

**Useful eMail Addresses:**

PropMgr PropMgr@HamptonsatMaplewood.org  
President President@HamptonsatMaplewood.org  
Treasurer Treasurer@HamptonsatMaplewood.org  
Board Board@HamptonsatMaplewood.org  
ACC Acc@HamptonsatMaplewood.org  
Landscape Landscape@HamptonsatMaplewood.org  
Accounting Accounting@HamptonsatMaplewood.org  
WebPages [www.HamptonsAtMaplewood.org](http://www.HamptonsAtMaplewood.org)