



Hamptons Happenings



HAMPTONS HAPPENINGS September 2010

**IT'S THAT TIME OF THE YEAR FOR
THE COLORS TO CHANGE**

It's that time of the year, when we expect to start seeing changes in the colors of our foliage, and we in the Hamptons, are going to see one of the biggest color changes we have ever seen. But not with just our foliage, we are going to see changes in our house colors and our wall colors, coming up very soon.

That's right. Because of the wonderful support and participation of our Hamptons residents; we are going to begin painting on or about November 1, 2010.

The Hamptons will take a bold step in making our neighborhood much more eye appealing and in step with the times. It is really going to make our homes look wonderful and again, judging by the excellent participation, we all can't wait to begin. This will certainly help raise the resale price of our homes.

The plan, as we have talked about already, is to paint approximately 27 homes in the first few weeks of November. This will help "shake out" the process for the home inspections and paint color choices. Then as we get close to Thanksgiving, the painters should be finished with that first group of homes. Then after Thanksgiving, we will start the painting of the outside of the perimeter wall. This should take us thru the Christmas and New Year holidays so there will be no painting of homes over the holidays. This will eliminate the possibility that painting might interfere with anyone's holiday decorations. In the event that the painters should finish the wall earlier than expected,

they will be painting the fenced areas around the preserve.

After the holidays, we will start again with the house painting. It is estimated that the painters may be able to do 10 homes per week, with good weather. Therefore, we should be completed with the painting in September. So in closing, your Board has worked tirelessly to provide the residents the best possible paint job at the best possible cost with a great warranty. As we go thru this project, there may be some times that will be awkward and require you to park on the street or to have ladders saved in your yard, etc. Please be patient. If you have any problems at all with your painting, please bring them to the attention of Pam at Bristol Management. She is our representative to the painters and paint supplier and will handle all of the issues that may come up. So if you have any questions or any problems, please call Pam.

I, as both a resident and the HOA Board President am looking forward to the new fresh face for the Hamptons.

And let me say from the Board, we want to thank our residents for their excellent support and participation in getting this project moving. And I want to thank the Board for their tireless effort on this project over the last two years.

Thank you,

Lou Marcati
PRESIDENT
HAMPTONS HOA

FROM YOUR PROPERTY MANAGER

IMPORTANT INFORMATION – PAINT PROJECT

As stated, the paint project is under way. We have confirmed all current house colors in preparation for your paint color selection process. We are in the process of adding a section on the website for Painting Project 2010/2011.

The painting of homes will begin in Phase III on Hamptons Place. These Owners have been sent the color selection forms. The selection process will continue to be addressed in sections by order of paint. After the Holidays work will continue on Hamptons Place, Hamptons Court and East Hamptons Way. Phase II will be completed next with Phase I completing the project. So do not be alarmed when you have not received your selection letter as this will be an ongoing process for weeks to come.

Make needed repairs and landscape maintenance in advance of the painters. All wall surfaces must be cleared of landscape. All fences where vines have grown or other plants or lattice may be attached must be cleared in preparation of painting.

Please be aware that in advance of the work starting on your home, a representative of the Paint Company will be doing an inspection of your home. This inspection will be videotaped and will require a complete review of all exterior areas, both front and rear. This inspection is scheduled to be completed a week or two prior to the start of painting of your home.

HOA Not Pressure Cleaning Driveways

Due to the upcoming paint project and the pressure cleaning by the paint company and to keep tight control of the budget, the HOA will not be pressure cleaning your driveway this year.

It is advised that you take this needed action as needed. If you receive a courtesy letter notifying you of a dirty driveway, you need to have this addressed. We will do a pressure cleaning at the end of the paint project.

HAPPY TO SAY WHERE I LIVE

By: Ricki Finnan

The other night I received an email from our Board president, Lou, asking all board members to contribute something to this newsletter. Since this is not one of my favorite duties as a board member, I needed motivation & inspiration. As luck would have it, in the same group of that day's emails, I received one from our property manager Pam asking me if I would like to join her on our golf cart inspection of the community. I said "great", and met her Friday morning. No rain, a little overcast with a nice breeze; a great morning for a ride!

We drove through the community and around the common areas noting any landscaping and homeowner issues or concerns. I must say, the area is looking darn good and I can't wait for the painting to begin because then the area will look AWESOME (I really hate that word, it is so overused, but it fits!)

We made some nice landscaping changes this year and hope to continue that trend with next year's budget. There are several spots in the common areas that need a little more tweaking for now but the rest will wait until after we see what this winter brings us. Meanwhile, sidewalks, driveways and streets continue to be repaired and lots more new roofs have been added. Many homeowners are stepping up and making lovely improvements in their yards.

I've lived in many places and I can say that there is no community that is perfect but when someone asks me where I live, I'm very happy to say that I live in **The Hamptons.**

MAIL AND PARCEL BOXES - FOR MAIL ONLY

As we continue to work on updating and upgrading the overall appearance of the Hamptons, please remember to respect the common areas of the property including the mailboxes and parcel boxes. We recently repainted and repaired all of the mailboxes in the community since the United States Postal Service has taken less responsibility in the appearance of these structures. Placing signs and affixing business cards, notices, want ads and for sale flyers is strictly prohibited and causes damage to our newly painted boxes. Should a flyer be found taped or adhered to one of these structures, it will be removed immediately and any damage caused will be assessed for repairs and passed on to the person responsible for the sign. We do not like imposing this type of cost to our residents; however, the Association cannot continue to incur these costs for damages caused by a few individuals.



FROM THE NORTH POLE DECEMBER 18, 2010 10 AM

We have received advance notice from the North Pole, that Santa Claus will once again be making a stop here in the Hamptons. From what we were told, he was so happy by the turnout of all the kids that he will be here with an even bigger and better parade. Also, there is a rumor that local TV stations have been invited to ride along with Santa. So, we are going to need some additional Santa helpers to make gifts for all the kids. If you would like to help, for an evening or two only, please call Pam at Bristol. She will take down your information. Also, the one thing that has been missing for Santa Claus, is a boom box that we can use in the parade for holiday music. Once again, please let Pam know if you have one.

RULES FOR ALL OF US TO LIVE BY...

When you choose to live in a Home Owners Association (HOA) such as the Hamptons, you sign that you have read the documents and the Rules and Regulations of the Association and that you agree to abide by them. Additionally, the Town of Jupiter has Town Codes that pertain to a Code Compliance for all neighborhoods. See information provided on the back of this page from the Town of Jupiter and violations. Obviously this is not an all inclusive list, so please check with the Town of Jupiter webpage. Bristol Management will continue to enforce the rules of the Hamptons HOA pursuant to the Documents.

So please, respect you neighbors by doing your part to abide by the rules.

YOUR BOARD OF DIRECTORS

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