

Hamptons Happenings

HAMPTONS HAPPENINGS July 2011

PAINT PROJECT

Well, here we are, almost at the close of the Hamptons Painting Project and I, as President, am pleased to report to all homeowners that the painting project has gone **very, very well**. How well has it gone? Let me give you some information:

Over 300 homes have been completed

We are ahead of schedule

We are right on budget

We have fewer than 15 complaints for 300 homes

We have received numerous compliments from both visitors and residents

According to the representative from the Benjamin Moore paint company, Don Cobb; this is THE best paint project he has ever been involved in. The residents are happy and the paint and the colors look great.

Barring any big rain days or storms, the painting should be completed by the end of August. I would like to thank the Board members who worked over the past two years to make this a really successful project. The countless hours they put in made this all work.

OUR LAKES

With the rain we have been getting over the last few weeks, our lakes are coming back. In December the Board made a decision to increase our water capacity by having the lake dredged an additional four feet where the irrigation pump inlet is located. This removed the silt buildup and increased our water capacity. Additionally we had the real high point of the lake cut down an additional four feet, which gave us a lot more water storage. So because of the foresight of the Board, we have been able to continue to irrigate the Hamptons.

NEW MESSAGE BOARDS

At the request of some of our residents, the Board has approved message boards to be installed in the entrances of our three phases. The purpose of these will be for messages for our residents, and for residents to post messages, lost dog and cat signs and anything else that ends up being taped to our street signs and mailboxes. Please make sure that whatever you put up is in good taste and please understand that all age groups will be reading it.

HAMPTONS WEBSITE UPDATED

The Hamptons Homeowners Association (HOA) webpage is being updated with new information and opportunities for Owners to place ads and information on the site.

VISIT: WWW.HAMPTONSATMAPLEWOOD.ORG

The website includes:

- HOA Documents
- Rules and regulations
- Forms
- Contact information
- Meeting minutes
- Maintenance tips
- Project updates

NEW ITEMS:

- Classified Ads
- Real Estate Sales & Rentals
- Employment Opportunities
- Alerts
- Suggestion Box

You may send in your information to be included on the site to:

ads@hamptonsatmaplewood.org

Once received, the information will be placed in the appropriate area. More information is included with this newsletter.

GARAGE SALES

It seems every year of so, everyone needs to be reminded about their signs for garage sales. Over the years there has been a lot of pressure on the Board to reduce the frequency or eliminate garage sales entirely, because of two primary reasons:

- 1) Traffic congestion at the home where the garage sale is being held. Yes, having people stop at your sale is essential, but when your patrons block the streets or block your neighbors drive way, that is not going to work. It is up to the resident to keep an eye on the traffic and to do whatever they can to make sure that the streets are not blocked nor are their neighbors drive way blocked. Not only is it the law that you cannot block your neighbors drive way; it is just courtesy not to block it.
- 2) Garage Sales Signs – there is no one that is responsible or will take down your garage sale signs except the person having the garage sale. They look terrible by Sunday, half bent over in the Hamptons. Please if you don't remove your sign we will have to pay to have them removed and we will pass that cost on to you.

TOWN OF JUPITER REPAIRS

The Town of Jupiter has completed replacing the pipes in our lakes. This was done at no cost to the Hamptons and all materials and labor were provided by the Town. These enhancements should last us at least 20 years. Thanks to the Town for what they have done.

TRAFFIC CALMING STUDY

During our January Board meeting, the Board expressed a concern about speeding on Hampton Place. At the suggestion of Bristol Management, Bristol contacted the Town of Jupiter to do a study about traffic. There would be no charge for this study and no changes would be made. Finally last month we received the data from the Town and no traffic calming devices were required. Based on that information, there will be no action taken by the Board. If you have a question, come to a Board meeting and ask, it's your home.

FAUX SHUTTERS

We have made personnel changes to the ACC and these changes are really paying off. They have already approved Faux Shutters for the Hamptons. You may have already seen these installed here in the community. These are identical in appearance to the shutters that are on our homes already and they really enhance the look of the home. Please, please make sure you first submit an application to the ACC. They will act on it quickly and you can be on your way to get your new shutters. Please contact Bristol Management for the model number and where to order the. **NOTE THESE ARE THE ONLY SHUTTERS APPROVED.** And thanks to Ricki Finnan and the new ACC Committe for ALL their hard work. More good things are coming from the ACC!

EXCELLECT PROGRESS BY ACC & LANDSCAPE COMMITTEE

Since May's board meeting, the ACC has updated and revised The Hamptons Rules and Regulations. You will be receiving a copy of these in the near future. Our committee's next project is to update our ACC Standards. These spell out the type of changes that can be made to your home and yard, the specifications that need to be followed, and what you as the homeowner need to do to place an application for these changes; Things such as major renovations, landscaping, shutters (decorative or hurricane), carriage lights, arbors, etc. Making these changes properly will avoid aggravation (by having to remove or re-do) in the future. Once your ACC request is given to Bristol Management, it will either be approved if it meets the proper specifications or sent to the ACC Committee for review if it is outside of these "specs." You will then receive a letter shortly thereafter.

At this same Board meeting a decision was made to combine the ACC and Landscaping Committee. Anything landscaping has been pretty slow lately due of course to our very long dry spell and ongoing paint project. Now that the painting is almost completed and Mother Nature has been dousing us with moisture, our hopes are to continue beautifying our neighborhood's common areas and enhance our entranceways.

PRESSURE CLEANING

We are out for bids for our usual pressure cleaning of our driveways, streets and gutters. This will be done in late October or early November time frame. This will complete the Hamptons "beautification and renewal" of our homes being painted, our walls being painted and other projects. We have taken a 23 year old neighborhood and brought it up to date.

INDIAN CREEK PKWAY & FPL EASEMENT

We have begun to thin out some of the vegetation on Indian Creek Parkway. This was planted a few years ago for noise suppression along Indian Creek. It had grown very thick and full and was starting to look wild, so our landscaper has thinned it out. Additionally, we trimmed both the palm trees and the hardwood trees along the FP&L easement. This should help that area look a lot better. This is the first time this area has been trimmed in a long time.

HURRICANE PREPAREDNESS

Don't let the lack of hurricanes in the past few years make you complacent about being prepared for severe storms. Gather the following items and store them together in a plastic bin or cabinet:

- Flashlights
- Battery powered radio
- Batteries
- Water, enough for each person in your household for a week
- Nonperishable food
- Manual can opener
- First Aid Kit
- Pet food to last a week

When a storm is forecasted:

- Fill the propane tank for your gas grill.
- Fill prescriptions and make sure you have needed over the counter medications.
- Take in objects in your yard that can become projectiles in high winds.
- Fill up your vehicle with gas.
- Have an evacuation plan.

Painting or front yard landscaping questions or concerns?

Contact our Property Manager:

Pam Adams

Bristol Management

(561) - 575-3551

pam@bristolmanagement.com

CRIME PREVENTION TIPS FOR YOUR PROPERTY

Summertime finds many of us vacationing away from home for several days or weeks. An empty house is attractive to would-be criminals. Neighbors helping each other can deter residential crimes. When you are going to be out of town, inform a neighbor so that they can keep an eye on your house. Ask them to remove any flyers or other items that if left at your front door would signal that the house is not occupied. Let your neighbor know if you have anyone scheduled to do work on your property and ask that they immediately contact police if anyone else is accessing your home or property. Put several lights on timers that will have the lights turning off and on at varied times.

Many residential burglaries also occur when homeowners are at work. Make sure to keep all doors and windows on your house and vehicles locked including the door connecting your garage and laundry room. **Jupiter Police Department encourages you to report any suspicious persons especially when you know that your neighbor is not home.**

A TIME TO DO SOME REFLECTION

A few years ago one of our residents mentioned that the Hamptons was beginning to show its age, and they were right. The Board listened and began a restoration project to renew the Hamptons.

- 1) Trees were removed that were uplifting our sidewalks and streets. No cost to residents. This saved thousands of dollars per year in insurance costs for the residents.
- 2) We worked with the Town of Jupiter to repair of over 80 sidewalk problems-no cost to the homeowner.
- 3) The Town of Jupiter repaired all of the street problems –no cost to homeowner.
- 4) Installed lighted decorative fountains in some of our lakes.
- 5) The Town of Jupiter replaced drainage for our lakes.
- 6) We dredged and increased the water capacity of our lakes.
- 7) Benches installed for our residents to use.
- 8) Our homeowners repaired their driveways.
- 9) New road reflectors were installed in our entrances.
- 10) All of our mailboxes were repainted.
- 11) All the homes and walls will be painted completely by end of August 2011.
- 12) We are looking next at a project to upgrade our entryways to add more curb appeal.

We have completed a renovation of the Hamptons that has jumped the over twenty three years of its existence. All of the above was done with no dues increase. The people volunteered their time because they have a civic pride in their community. They want to make Hamptons a better place to live.

CONTACT INFORMATION:

PROPERTY MANAGER:

PAM ADAMS

ADMINISTRATIVE ASSISTANT:

JOANNIE SCHMIDT

PHONE: 561-575-3551

EMAIL:

PAM@BRISTOLMANAGEMENT.COM

JSCHMIDT@BRISTOLMANAGEMENT.COM

**PLEASE FORWARD YOUR EMAIL
ADDRESS TO THE HOA SO WE CAN
UPDATE THAT INFORMATION TO
YOUR ACCOUNT. THIS WILL ALLOW
FOR FUTURE EMAIL BLASTING TO
THE COMMUNITY.**

**PLEASE FORWARD YOUR EMAIL
INFO.**