



HAMPTONS HAPPENING!



APRIL 2005

Annual Membership Meeting – The Annual Membership Meeting was held on Tuesday, March 29th at 7:00 p.m. at the Jupiter Community Center. After five years without a quorum, we finally made it held an official meeting and election.

The new Board of Directors for 2005 is as follows:

Colleen Scalzo – President
Charles Godfrey – Treasurer
Lisa Coffey – Secretary
Peter Rene – Director
Richard Thomas – Director

A majority of the homeowners voted “YES” to alternate tile profiles and colors for roof replacements. The MPOA has now delegated approval of re-roof applications to the Hamptons ACC in accord with our ACC Standards. Owners considering full roof replacement should request a “Roof Replacement Info Pack” from Bristol or download it at www.HamptonsatMaplewood.org.

Note: the vote to change roofing materials does not mean that every homeowner must have their roof redone. It merely means that in the future, there will be more variety of colors and styles to choose from when your home needs to be re-roofed.

Live Oak Tree & Palm Trimming – The Oaks are being pruned in Phase II and III. The trees are being professionally trimmed under the direction of a certified arborist. They look great!

Irrigation Maintenance – Our irrigation system controls are obsolescent and problem prone and we are experiencing frequent irrigation malfunctions. We are obtaining proposals for a new pump and controls capable of supplying the whole development, which should eliminate the major source of problems. Meanwhile, we ask that you contact Bristol Management if you observe any missing sprinkler heads or notice unusual water leakage or notice that your area is not receiving normal watering or that dry spots are appearing. This may indicate a system malfunction. Report all problems immediately to Bristol.

Landscaping Replacement – As you can see, we are finally making strides in replacing damaged and dead landscaping. We are implementing a new procedure to ensure proper landscape maintenance is being completed without gouging the budget.

Each month, Landscape Request Forms will be collected up to the 15th of each month. These requests will be checked and Total Maintenance will then be given approval to proceed with the new planting. This process should be completed by the end of each month. This procedure will be continued each month. In this way, the Community will be periodically refreshed and we won't drain our budgeted resources in the first half of the year.

Architectural Control Committee (ACC) – ACC Requests/Approvals are required for all significant modifications or major maintenance to you home. The rules of the ACC are set forth in the “ACC Standards” document which you can request from Bristol Management or view or download at the website, www.hamptonsatmaplewood.org. You may also download the ACC Request form. This is important because there are serious consequences (\$100 minimum) for initiating these jobs prior to receiving approval. **And it is critical for re-roofing requests.**

Be a Neighborhood Hero! – Now that the rainy season is upon us, we need help from those of you that live near storm drains. Heavy rains cause these drains to plug with leaves washed down out of the yards. The streets near the drains are “low” and there is often significant street flooding. Be the hero in your neighborhood by wading out and raking the leaves off the drain. After all, it may be your garage floor that is going to be inundated by the waves caused by the speeding cars going through the water. If you are the one doing the speeding, please consider not only the havoc you are causing to your neighbors but also that some of these puddles are deep enough to cause damage to your automobile.