

Hamptons Happenings



MARCH 2006

NOTES FROM THE PROPERTY MANAGER [Carolynne Casale]

ACC Requests: All changes and modifications to the exterior of a home (including but not limited to: installation of hurricane shutters, screen enclosures, pool installations, new fencing, backyard sheds, satellite dishes, repair of driveway aprons and modification of front landscaping) must first receive approval from the Architectural Review Committee. Forms are available on line at: www.hamptonsatmaplewood.org or from Bristol Management. **Note that any changes made without prior approval must be removed. However, the owner may choose to submit a request for “after the fact” consideration. In this case, a fine of \$100.00 must be paid before the “after the fact request” will be considered.** If the requested change or modification is not approved by the ACC, the alteration may still have to be reversed and the property returned to the original state. Architectural requests will not be considered if the requesting owner is in violation of any other Rules and Regulations in the Community or delinquent in assessments.

Fences/Lattice Work: All aluminum fences must be maintained by the owner. All broken or bent fences must be repaired and periodically cleaned to keep free from mold and mildew. Many owners have “enhanced” the aluminum fence by attaching diamond (XXX) PVC lattice to the fence without seeking prior ACC approval. The Association has inventoried the existing lattice fence enhancements, and any new lattice installed in the future without prior ACC approval will incur the \$100 fine (see above) and removal may still be required. Any lattice enhancement affixed to aluminum fences MAY NOT be higher than the top horizontal rail of the aluminum fencing and must be securely attached to the horizontal rails with sheet metal screws or rivets. Lattice fence enhancement that exceeds the height of the top horizontal rail of the aluminum fence must be removed or cut down to adhere to these guidelines. A sketch showing the way the lattice enhancement may be secured is shown as Appendix 2 to the ACC Standards available from Bristol or on the web page. Note that from this date, the addition of lattice enhancements to the fence must be approved by the ACC. **Effective April 1, 2006, all lattice work affixed to fences must conform to these guidelines.**

Lawn Statues, Fountains, Planters: Statues, fountains, planters, benches, etc. which are in the lawn or bed areas maintained by the Association are discouraged because they interfere with the efficient maintenance of landscaping. We are requesting that the offending items be removed unless they have been previously approved by the ACC. Owners must show evidence of this approval, if questioned by the Property Manager.

Plant/Sod Installation: We are in the process of replacing plant materials and sod within the community. All requests for landscaping should be sent to the property manager on the “Landscaping Request Form” which is available on the Hamptons website or from Bristol Management. No landscaping will be done without completing this form and obtaining the approval of the property manager. **When new landscaping and/or sod have been installed on your property, it may require additional watering until it becomes established, usually 3-4 weeks.** It is requested that owners supplement watering of new plant or sod installations for this period to prevent dehydration of new plantings. Any new planting that dies due to lack of hydration will not be replaced by the Association. Each owner must take responsibility to maintain new plantings for this time period.

Tree Pruning: The Board has contracted Southern Yardscapes to prune all dead branches from the oak trees within the community in Phase II and Phase III, including those on the front lawns of a home. Phase I is scheduled for a maintenance pruning this year. Each year another Phase will receive a maintenance pruning of the oak trees. Upon completion of the oak tree trimming, Southern Yardscape will address all the palm trees in the front of each property. All trees in the rear yards of homes should be periodically trimmed by the individual owners, preferably before hurricane season (June 1st). Only dead or diseased trees that cannot be treated will be removed from the front yards at the cost of the Association. If you have a dead or diseased tree on the front of your property, please notify the property manager. The tree will then be reviewed for proper removal or treatment.

Pinetree Trail Project: The Board is in the process of contracting for the revitalization of the landscaping along Pinetree Trail. A landscaping architect was hired to recommend plant and tree installation along Pinetree Trail. This area has not been addressed for a number of years and needs new landscaping. This project should commence in the next few weeks.

Trucks, Vans, Campers, RV's, Trailers, etc.: For those owners or lessees new to the community, the Association has a **NO TOLERANCE** policy on parking unauthorized vehicles in the street or driveways. All unauthorized vehicles must be kept in the confines of an owner's garage. Failure to comply with this rule will result in one notice of non-compliance and the **second infraction will result in a fine in the amount of \$50.00 per day** to a maximum of \$1,000.00.



c/o Bristol Management Services
1930 Commerce Lane, Jupiter 33458
(561) 575-3551

Useful HOA eMail Addresses:

Property Mgr	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