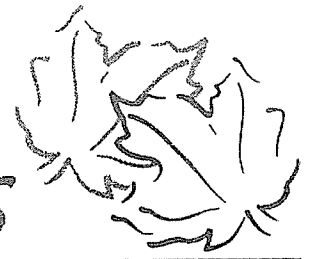


Hamptons Happenings



From the Board

Hamptons Happenings:
Volume 2008 No 1, March 2008

Dear Hamptons Owners:

It's time for our annual exercise in our **common interest ownership** form of community organization called the "**annual meeting.**" Even though the board has many things we would like to tell you, we know there is a limit to the energy and time that you are willing to invest in this exercise, so we'll keep it fast paced and interesting. Some of the "stuff" we will be presenting to you includes:

1. **TREASURER'S REPORT:** The HOA is in good shape financially, and no special assessments are on the radar. We'll review as much as we know about foreclosures in the Hamptons and what this is likely to mean for the values of our homes in the near future.
2. **ELECTION:** We will elect 2 directors. But most of all, we need additional people who are willing to fill committee slots and director vacancies. We are looking for at least 2 "additional" director candidates to replace present directors who want to "retire".
3. **ACCOMPLISHMENTS:** Quick review of what has been accomplished in the past year. AND a review of HOA challenges and plans for this year and future years.
4. **PAINTING:** We know that this is key for you because it is a serious pocket book issue.. The last painting campaign was completed in 2003. We are beginning to think about the next painting campaign and have some important information to present at the Annual Meeting. We want to bring our owners into the loop on some aspects of the painting program such as the color palette and the possibility of allowing you to change the color of your unit.
5. **ACC:** We'll cover some key ARCHITECTURAL issues for our owners. Roofs: The percent of roofs have been replaced; Facade alterations: You'll see some ways that have been proposed by owners to alter the facade (front elevation) of their home. The ACC and the board have looked at these ideas and feel that they are quite attractive. We want to get your reaction to these ideas. We'll also tell you about some benefits available to you under the "My Safe Florida Home" program which offers reduced insurance costs and matching grants (to \$5K) for storm protections, windows, etc.
6. **DOCUMENTS:** The Hamptons HOA is now 20 years old. Our "Covenants and Restrictions", "Rules & Regulations", and "Bylaws" documents are mostly unchanged from those set out by Burg & DiVosta in 1988. There are elements of these documents that may no longer fit the needs of our owners. Examples are truck/van parking regulations; pet restrictions; fines, fees & service charges; etc. Are you willing to serve on a committee that will review these documents and bring recommendations that can be considered by both the membership and the board?
7. **NEIGHBORHOOD PROMOTION:** We'll discuss some ideas aimed at promoting "meet your neighbor" activities.
8. **QUESTIONNAIRE:** We will distribute a questionnaire to you to seek your input on some aspects of the HOA.
9. **Q&A:** Hopefully we will have answered your questions in the reports, but, if not, you will be given a chance to ask.

It's our intent to make the meeting fast paced, informative and most of all give you a sense of confidence that your interests are being "attended to" by both the management and the board of The Hamptons at Maplewood HOA.

PLEASE COME ON DOWN!

Your... HAMPTONS BOARD OF DIRECTORS

2008 Annual Meeting
Thursday, March 27, 2008; Registration 6:30pm; Meeting Starts 7:00pm
Jupiter Community Center behind the Jupiter Town Hall on Military Trail.
Your attendance is extremely important.

BRISTOL MANAGEMENT SERVICES:

Carolynne Casale, LPM, the Hamptons HOA property manager for the past 4+ years is assuming management of several new HOA's that are part of the complexes for which she already provides property management. We sincerely thank Carolynne for her years of service to the Hamptons and wish her well with her new responsibilities. Terri Streng, LPM, has been assigned as the new property manager for the Hamptons. Please welcome Terri to the Hamptons HOA. Terri's direct phone number is 561-427-0695. Please call Terri for all Hamptons HOA issues.

WHERE ARE YOUR CHILDREN?

In the past several weeks we have received several complaints of children playing in the streets, including using the streets as a golf driving range. Obviously this should not be ignored. But the HOA's only viable option is to tell the complainant to call the police if and when the children's behavior is not corrected by the parents. So if it is happening in your neighborhood, talk to the parents, and if it continues, call the TOJ Police Non-Emergency number at 746-6201.

In a similar vein, we have had repeated vandalism to newly planted common area landscaping. We called the TOJPD and reported the damage. The offending youth were subsequently identified and the parents have made restitution for the damage. Please discuss these issues with your children and stay alert and observant of what is happening.

We want your children to be safe and learn to observe the rights of all our neighbors.

KEEP OUR KIDS SAFE – SLOW DOWN

Some of your neighbors have discovered that we were not kidding when we told you there would be a higher level of police presence in the Hamptons. Numerous citations have been issued by TOJ Police. Excessive speed continues to be a major source of complaints. Please slow down and observe stop signs!

PETS AND OTHER ANIMALS:

The first complaint by Hamptons residents to the Property Manager in 1988 was about inconsiderate owners that do not "scoop the poop" left by their dogs. It is still the property manager's #1 complaint. Dog owners... Please be aware that your behavior in this matter shows your lack of regard for your neighbors. **Please "scoop the poop" that your dog leaves!**

We also continue to have at least one phase 2 family who continues to feed the ducks near the entrance to Phase 2, creating a no man's land of duck "poop" as well as destroying the grass that you paid to install. We are not talking about cute kids with a few slices of bread. These are adults bringing a bucket of corn nearly every day! The excessive flock of ducks that has been created by this behavior is more than a nuisance. It represents a potential health hazard. If the feeding were stopped, most (but not all) of these ducks would leave. While we know who is doing this, knowing is not necessarily proof. We urge you to confront this behavior when you see it occur, let the "perps" know that you object, and report the details to the property manager. Ever wonder why they don't feed the ducks in their own back yard? Try to walk in this area of the lake bank and you will know!

ACC REMINDER:

Owners are reminded that a ACC Request/Approval document is required for all changes and major repairs to the exterior of your home, including roofing, storm shutters, satellite dishes, etc. When in doubt just fill out and submit the form. There is no cost when you do it in advance of starting. After the fact will cost at least \$100.

TRUCK & VAN PARKING:

Owners who park non-compliant trucks and vans overnight in the Hamptons are our biggest enforcement issue. You all signed documents that you would observe the rules... But you may have "forgotten" about that promise. We are doing our best to enforce these rules but it is a tough job. Please help by cooperating.



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

Terri Streng, LPM, Property Manager
Telephone: 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