

Hamptons Happenings



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President's Message – Peter Rene

Update: Much has happened since our last news letter. Lou Marcati has joined the Board, assuming the seat vacated by Lisa Coffey. We thank Lisa for her years of service and welcome Lou. Lou has quickly stepped-up with proactive suggestions and volunteered additional time to ongoing projects.

We have substantially completed the Pine Tree Trail landscape replacement, palm tree trimming in all phases, and pruning in Phase I. As of our last meeting, 100 re-roofing applications have been received (25% of the community). We have moved forward on multiple issues including hurricane preparedness and the new irrigation pump station.

With all these issues we have taken a systematic approach from objective setting through project completion. Board members have volunteered to act as the point person in assisting the management company through project completion. So far the system has worked well in delivering services to the community.

Hurricane Preparedness: Unfortunately we have 3 hurricanes worth of experience in responding to an emergency. The primary concern is safety prior to and immediately after the storm. We have evaluated results from the 2004 and 2005 hurricanes and one suggested improvement was to negotiate the level of service and pricing concerns with vendors prior to the storm. Specifications were approved at our last meeting and we expect to receive responses from vendors by the end of the month. We expect a more predictable level of service and cost through these negotiations.

Another area of concern was communication immediately after the storm. Phone service is random and understandably the management company is overwhelmed with requests immediately after the storm. Management Company personnel have also just been through the storm and have their own needs. To alleviate a communication bottleneck, we have established a committee of volunteer homeowners to monitor emergency responses required and to coordinate efforts with the management company. Lou Marcati has volunteered to lead this group. Lou has expanded

the committee's role and has an article in this news letter that more clearly defines the objectives.

Another obvious safety concern is loose roof tiles. As mentioned earlier, 100 re-roofing applications have been received. The jobs are at various levels of completion. Prior to a storm we would expect all homeowners to safe-guard their property in a manner that reasonably prevents a neighbor from being harmed from debris from their neighbor. We expect homeowners to remove loose roof tiles. For those of you in the midst of a roof replacement, you are expected to secure loose tiles.

Irrigation Pump Station: We have been investigating major improvement options to our irrigation system since the summer of 2004. Board members know more than we ever imagined about the depths of our lakes, the engineering of a pump station, and the status of the existing irrigation system. At last month's meeting the Board voted to move forward with a plan to install a new pump station. Charlie Godfrey has additional information on the proposal in this newsletter.

Special Assessment: At May's Board meeting, the Board approved mailing a special assessment notice to homeowners to be voted on at our June meeting. The purpose of the special assessment would be to reimburse for hurricane related expenses and to pay for the new irrigation pump station. We have incurred nearly \$200,000 in hurricane related expenses from the 3 hurricanes. We special assessed nearly \$100,000 in 2005. As the hurricane season approaches the funds need to be reimbursed. The latest cost estimate for the pump station components is approximately \$130,000. More detailed information will be available in the special assessment mailing and at the next Board meeting. We are moving forward on many other issues. We need to thank the community volunteers and Carolynne Cassel with Bristol management for the results. For those of you interested in becoming more involved please attend a meeting, call Carolynne or e-mail us through our website at hamptonsatmaplewood.org.

Peter

Annual Meeting and Officer Update: We failed to have a quorum at the annual meeting on March 30. This means that no election or official actions could occur. In this event, the currently serving directors continue in their position. At the Board "organizational meeting", the directors elected Peter Rene to serve as President, Dick Thomas as Secretary, and Charlie Godfrey as Treasurer. At a subsequent meeting the board accepted Lisa Coffey's resignation as a director. Interim vacancies on the board may be filled by vote of the remaining directors. Lou Marcati has been selected to fill the seat vacated by Lisa. Attendance at the annual meeting is important. Next year we will be electing 3 directors. You are urged to be present!

Planning For Hurricanes

Lou Marcati, Project Lead-Hurricane Planning

Typically, in all situations, we tend to always wait to the last minute in the belief that we will not be put in jeopardy, but unfortunately, this belief does not always hold true. So the most important two words in dealing with a hurricane is actually quite simple:

BE PREPARED!

As all of us know by now, the hurricane season in the Atlantic, Caribbean, and Gulf of Mexico begins June 1st.

I have included this short overview of the strengths or types of hurricanes.

Category 1 Winds: 74-95 MPH

Damage: Minimal Damage primarily to shrubbery, trees, foliage and unanchored mobile homes.

Category 2 Winds: 96-110 MPH

Damage: Moderate Some trees blown down. Major damage to exposed mobile homes. Some damage to roofing materials, windows and doors.

Category 3 Winds: 111-130 MPH

Damage: Extensive Large trees blown down. Mobile homes destroyed. Some structural damage to roofing materials of buildings.

Category 4 Winds: 131-155 MPH

Damage: Extreme Trees blown down. Complete destruction of mobile homes. Extensive damage to roofing materials, windows and doors. Complete failure of roofs on many small residences.

Category 5 Winds: Over 155 MPH

Damage: Catastrophic Complete failure of roofs on many residences and industrial buildings. Extensive damage to windows and doors. Some complete building failure.

Next, in order to be minimally prepared for a hurricane, you can start with these simple steps:

Disaster Supply Kit

Water - at least 1 gallon daily per person for 3 to 7 days

Food - at least enough for 3 to 7 days per person
 non-perishable packaged or canned food / juices
 foods for infants or the elderly
 snack foods, non-electric can opener
 cooking tools / fuel
 paper plates / plastic utensils

Blankets / Pillows, etc.

Clothing - seasonal / rain gear/ sturdy shoes

First Aid Kit / Medicines / Prescription Drugs

Special Items - for babies and the elderly

Toiletries / Hygiene items / Moisture wipes

Flashlight / Batteries, Radio - Battery operated and NOAA weather radio

Cash - Banks and ATMs may not be open or available for extended periods

Toys, Books, Games, Keys

Important documents—place in a waterproof container: insurance, medical records, bank account numbers, Social Security card., etc.

Tools - keep a set with you during the storm and keep Vehicle

fuel tanks filled.

PET CARE ITEMS – remember most shelters will not take animals; proper identification / immunization records / medications ; ample supply of food and water, a carrier or cage, muzzle and leash.

Next, the following are some other simple but effective things you should consider before the next hurricane. Please note, some of these must be done well in advance of a storm.

FLOOD INSURANCE: The National Flood Insurance Program, is a pre-disaster flood insurance protection program designed to reduce the escalating cost of disasters. The National Flood Insurance Program makes federally backed flood insurance available to residents and business owners. And remember, flood damage is not usually covered by homeowners insurance. Please check your individual policy.

SHUTTERS: One of the best ways to protect a home from damage in hurricanes is to install shutters over all windows and glass doors. Not only do they protect doors and windows from wind-borne objects, but they can reduce damage caused by sudden pressure changes if a window or door is broken. The easiest designs are those that simply cover the opening with a structural panel such as plywood, with secure anchoring devices.

GARAGE DOORS: Double-wide garage doors are more susceptible to wind damage than single doors because of their width. The wind may force it out of the roller track -- especially if the track is light weight or some of the anchor bolts are not in place. This occurs because the door deflects too much under excessive wind pressure and fails. To secure your garage door check with your local building supplier or garage door retailer to see if a retrofit kit is available for your garage door. You should probably reinforce your double-wide garage door at its weakest points. This involves installing horizontal and/or vertical bracing onto each panel, using wood or light gauge metal girds bolted to the door mullions. You may also need stronger end and vertical supports and hinges for your door.

FRONT DOORS: The design of the front doors of our homes in the Hamptons is susceptible to being blown open by hurricane force winds. If they are solid wood or hollow metal they probably can resist wind pressures. However, if you are not sure whether they are strong enough, take these precautions: Install head and foot bolts on the inactive door of double-entry doors. Make sure your doors have at least three hinges and a dead bolt security lock which has a minimum one inch bolt throw length. Since double entry doors fail when their surface bolts break at the header trim or threshold, check the connections at both places. Be sure the surface bolt extends into the door header and through the threshold into the floor.

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Hurricane Planning Continued...

OUTSIDE YOUR HOME: I know there are some that believe that things on the outside of your home cannot really hurt anyone. But in the early 60's, when I lived in West Palm Beach, the house next door to my parents home, had a 4' piece of 2X4, stuck right into the side of this concrete block house during a hurricane. This was from a construction site down the street. To me that is proof positive that things outside the home can become deadly missiles. So please make sure that anything loose is put away someplace safe and out of the wind. These things include: Lawn furniture, Lawn ornaments, Garden tools, Loose roof tile stacked or on your roof, Hoses, Large garden pots, Lawnmowers, Any construction supplies or debris. Not only can these items seriously damage someone's home when they become airborne, they can also become, missiles that can inflict serious bodily injury. Dumpsters in use for home renovations or roofing must be "pulled" and removed from the property when a hurricane watch is issued for the area.

SWIMMING POOLS: Please make sure you pretreat your pool with some extra chlorine, because of the extra rain. Re-

member your pool can be a great source of water that may be needed later. Additionally it is not a good idea to drain water from your pool.

STORM DRAINS AND STREET FLOODING: As we all have observed during heavy rainstorms, our roads in the Hamptons tend to flood when the rainwater's access to storm drains gets blocked because leaves and small branches cover the iron grates. In the past, once these leaves were removed, the water drained off quickly. Therefore we will be asking for volunteers to open these drains as soon as the all clear is given after a hurricane. This will quickly drain off the extra storm water and help our streets get back to normal. I will be asking for a volunteer per storm drain on your street.

HURRICANE RESOURCES ON THE WEB: Go to "www.hamptonsatmaplewood.org" and click on the "Hurricane" tab. We will place a "Hurricane Resource" heading on the HOA web site which you should access to see this material and other materials related to hurricane preparation specifically in the Hamptons. It will also include links to other useful web based information on hurricane preparations.

A major part of the Hamptons Board of Directors planning for hurricanes and other weather related events is to assure that there are sufficient financial reserves to cover the initial clean up required to get recovery under way. One of the reasons that we were able to move so quickly to clear streets and common areas of debris is due to our good reserve positions. Some HOAs are still dealing with the financial stresses that come from failure to assure adequate reserves and cash resources.

ACC (Architectural Control Committee)

Spencer Berg, Chair; Members: George Litinski, Joanne Callahan, Carlin (Crash) Wallace, Richard Miller;

The ACC has become aware that some "owner executed" projects have taken much longer to complete than is reasonable or acceptable in a community like the Hamptons. Future owner executed projects will have time constraints placed on them.

Many homes have loose and broken roof tiles. These loose tiles and fragments will become projectiles hazardous to your neighbors as well as to your own property. The HOA will be making an inspection in the next few weeks and will notify owners where this problem is apparent. If you have this problem, you will be notified to secure all roof tiles and to remove broken tile. Even though you may have a contract for roof replacement in the future, you have an obligation to make your property safe for your neighbors. And, if your roof has been loaded with roof-tile and a hurricane warning is issued, it is the owner's responsibility to see that the roofer ties the tile in wind resistant bundles.

Have you noticed how some owners are better than others at turning on their outdoor lights after dusk? This makes walking after dark a lot safer given the irregularities in our sidewalks. Some owners have installed automatic switches that turn the outside lights on and off automatically. These switches are so intelligent that they self adjust for daylight savings time and the seasonal changes in sunset time. These switches are available at HD for less than \$35 and can be installed by a handy "person" in less than an hour, including reading the instructions. These switches are normally installed in place of the existing foyer switch and can be operated manually when you want to turn it on or off other than the scheduled time.

Gentle Reminders

Pruning of street trees or other large trees in the front of the houses should be left to professionals. In fact, you can run afoul of TOJ environmental rules as well as the HOA if you improperly trim these trees. But if you choose to ignore this advice and prune these major trees, the debris must be removed from the street. TOJ requires that commercial trimmers must remove the debris from the street.

Where's the rain?

Charlie Godfrey, Project Lead, Irrigation

We ask this question almost every year as we go through the "dry season". This is particularly true for the Hamptons Board and association management as we worry about established and newly planted landscape materials. The Hamptons is now 18+ years old, and much of the original landscape material is in need of replacement. And we have become particularly aware of the vulnerability of our landscaping due to critical shortcomings in our aging irrigation system.

Reliability is the issue. The system shuts itself down for unpredictable reasons causing less than desirable appearance to our properties, and significantly increased cost of landscape maintenance as well as greatly increased maintenance costs for the pumping system. Landscape maintenance is nearly 2/3 of our operating budget, approaching \$400K total. At present we are budgeting \$67K for landscape replacements in 2006. We are also spending \$10K/year for pumping system maintenance and irrigation system maintenance is in excess of \$44K/year. Power cost for irrigation is running \$20K/year. It is felt that at least 30% of these costs are directly impacted by the proposed pumping system replacement, although the subjective nature of these expenses make it impossible to arrive at a specific and supportable cost savings.

We have engaged a consultant to assist us in the remedial prescription for these ills. Working with the consultant we have identified three key issues with our present pumping systems.

- The present pumping systems are located on Lake #1 and Lake #4 and these lakes both fail (go nearly dry) during severe drought;
- When water levels in Lakes #1 & #4 become low, the pumping capacity is reduced to marginal levels and can no longer achieve the pressure required for effective irrigation;
- Original system capacity (2x400gpm), is marginal to handle present irrigation system needs (1,000+gpm) even when there is plenty of water in the lakes.

We have determined that we need to start with new pumps, lo-

cated on Lake #2 (between Phase 2 & 3) which is our largest, deepest and most reliable lake. We have also determined that the new pumps will be "submersible type" pumps that are nearly silent in operation and do not suffer the reduced capacity as a result of low water levels. These pumps will also provide 135+% of the current system capacity and will reduce electric power cost.

This program is complex and expensive. Costs are currently estimated at approximately \$130,000 and it will take 4+ months to complete the full installation and start up process. Part of the new system will be advanced system monitoring capability which will allow our irrigation contractor to more effectively monitor irrigation performance, optimize efficiency, and remedy problems before they would normally be discovered.

Not all irrigation problems will be solved by these new pumps. Retrofitting the field controls to provide for real-time centralized control is not financially feasible with current technology because of the extensive underground field wiring that is involved. But the new pumps will provide a meaningful starting point for continuous improvements in system efficiency. We anticipate that as our owners become aware of this need that they will be supportive of this program.

There is no feasible alternate source of irrigation water. Many HOAs (e.g. Bluffs) require that owners supply water for their own lawns using utility provided water. If this were the case in the Hamptons, we would each be spending an additional \$300+/year in water bills. And we would still need the lakes and pumps for the common areas.

Summary: Some of you may recall that in June 2005, the newsletter covered this same topic. What is taking so long? In a word, hurricanes! Our priorities shifted to hurricane recovery and the board decided to temporarily delay the pumping system improvements. The board now feels that it is necessary to proceed with these system improvements to prepare the Hamptons for the next 20-30 years.



c/o Bristol Management Services
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[Please cut out and save]

Important Phone Numbers

Bristol Management (561) 575-3551

Accounting Dept (561) 747-5503

Nichols Sanitation (772) 546-7700

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

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WebPages www.HamptonsAtMaplewood.org