



# Hampton Place Community Association, Inc.

[www.hampton-place-condo.com](http://www.hampton-place-condo.com)

## NEWSLETTER

Fall 2017

### BOARD MEMBERS

Kerrie Bix, President  
Helen Marro, Vice President  
Margaret Shinorokian, Treasurer  
Lynn Nichols, Secretary  
Carl Smyers  
Sarah Bradley

### PROPERTY MANAGER

Todd Evers  
CYC Realty Management  
15 Old Loudon Road  
Latham, NY 12110  
(518) 785-9461



If you need a copy of the Hampton Place Community Association, Inc. Handbook contact CYC.

**FOR YOUR SAFETY AND THAT  
OF YOUR NEIGHBORS, PLEASE  
NOTE THE  
SPEED LIMIT IN THE  
COMMUNITY IS**



**PER HOUR**

The family of Richard (Mickey) Dames has expressed a note of thanks to everyone:

*“Thank you for all the flowers and prayers for Mickey. He loved serving Hampton Place.” Joan Dames and Family”*

Mickey did so much for the community from repairing all our benches, enclosing the sheds, replacing light bulbs, repairing dumpster doors, keeping an eye on what had to be done and I am sure he did many things we were not aware of it. He took great pride in maintaining the upkeep of the community.

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### PLEASE CONSIDER BECOMING A BOARD MEMBER



Our current board consisted of 7 Board Members; at the **end of 2017 six positions will be up for re-election.** We have been fortunate through the years to have board members give their time and talent to insure the maintenance and care of our community. Nomination forms will be sent out in September.

Members of the community are elected to the Hampton Place Board of Directors and make important decisions that affect your finances directly and indirectly:

- Directly – by determining the budget that your monthly fees support.
- Indirectly – by seeing to the care of the buildings and grounds.

Please give some consideration to serving as a Board member to help continue our community to thrive.

If you have any questions please talk to one of the Board members or contact Todd Evers at CYC.

## REMINDERS.....

### NORTH GREENBUSH TOWN PARK



Please note that there are "NO PETS" are allowed in the Town Park.

### SMOKE DETECTORS



For the safety of your family and that of your neighbors you should check your smoke detectors, at least once a year; according to an internet search the best time to check them is at daylight savings time.

## UPCOMING SEMI-ANNUAL MEETING

Due to the availability of St. Michaels and vacations the Semi-Annual Meeting will be on:

**OCTOBER 26, 2017**

**6:30 PM**

**ST. MICHAELS CHURCH**

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## WEBSITE

Our website is up and running at [www.hampton-place-condo.com](http://www.hampton-place-condo.com) please check it out. Will also continue to keep you posted through e-mail blast, mailings and delivery of information by your building representatives.

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## DRY VENT CLEANING

We have secured a cost of \$75.00 from Stanley Steamer for dryer vent cleaning. If you are interested in have your vent cleaned contact CYC (785-9461) to have your name put on the list. Stanley Steamer will contact you to set up a time.

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## MAILBOXES

New mailboxes have been installed. The project should be completed in August with the resurfacing of the pavement in front of the boxes as well as the stone wall below the boxes.

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## DUMPSTERS

**There are two sides to each dumpster if you see one side is filled please check the other.**

*When throwing out boxes please break them down before throwing them in the recycle bins. DO NOT throw out large pieces of furniture in the dumpsters area or leave it there – it is your responsibility to get rid of these items. Also if you are having any remodeling done in your unit it is the responsibility of the contractor to remove and get rid of any debris.*

## **WHAT'S IN YOUR HAMPTON PLACE HANDBOOK**

Important items covered in your handbook. The Handbook contains many other important and helpful items as well.

1. **NO Charcoal or Gas Grills** are permitted within the community. Electric grills are allowed.
2. **FIREWOOD** – Firewood must be stored within a metal hoop or rack at the unit entrance, any excess may be stacked neatly in rows no more than 4' high as long as it does not impede access to other units. (Please see page 5 of your handbook for further information).

3. **CHIMNEY INSPECTIONS** for homeowners with chimneys you must have your fireplaces inspected or cleaned on/or be October 15<sup>th</sup> of **each** year. Inspections or cleaning is to be done annually by a certified inspector. A copy of the inspection must be sent to the Managing Agent by October 31<sup>st</sup>.

Owners who do not use their fireplaces are exempt from the inspection and cleaning requirement provided that a statement affirming non-use is received by the Managing Agent by October 31<sup>st</sup> of **each** year.

4. **Pet Pre-Approval Forms** - All pets **must be pre-approved** before becoming a member of our community. Forms and instructions are included in your Handbook.

The Hampton Place Handbook was written with the collaboration of many of your friends and neighbors. The rules, policies and suggestions included were established with all our residents in mind.