

Hampton Place Community Association, Inc. Newsletter

November 18, 2019

| www.hampton-place-condos.com

Board of Directors

Elaine Zuk, President
Bill Reuter, Treasurer
Maggie Cocca
Lynda Legnard
Helen Marro
Paula Monahan

Property Management

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CYC Realty Management
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August/September

Survey Results - 46 received

- 1 I would like to see more social events
(check all that apply)
43 responses

Paid for in full by the Association	15
Paid for partially by the Association	18
Not paid for but organized by the Association	19

Election Results

At the October 2019 Semi-Annual Owners meeting, the election results were not able to be certified as the meeting attendance, and voting proxies did not achieve a quorum. With 152 units, we need 76 valid ballots for an official election. We had less than 40. As such, the existing Board will stay in place until the next election or until existing members resign.

The Board members whose term will expire at the end of the year and did not run for a new position have indicated that they will resign, and those who ran in the last election will be appointed at the Board Meeting in November. Owners need to exercise their vote. Next October, please place your ballot in the suggestion box by the mailboxes – it only takes a few minutes, and it ensures a stable community Association Board.

The 2020 Board will be announced before January 2020.

Newsletter Distribution

To save printing costs, the Board has decided to change the way newsletters are distributed. Newsletters will be emailed to the distribution list, posted on the website, posted on the community bulletin board, and a small number of hard copies will be available in the mailbox area. Newsletters will be mailed to off-site owners.

Completed/Pending Projects

- Grounds Committee has completed several projects throughout the community. Thank you to Carl Smyers and Rod Cuva for their help. This saves the Association a tremendous amount of money.
- Two catch basins were repaired, and all sidewalk cracks were filled.
- There are currently two identified issues that need to be addressed:
 - The catch basin pipe to the retention basin collapsed
 - Issue with retaining wall between 9 & 16.

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2 Events that might interest me: (check all that apply) 44 responses

Summer Picnic	36
Sporting events including the Valley Cats	16
Winter Holiday event	19
Garage sale	13
Tennis/Pickle Ball tournaments	8
Organized bus trips (day trips); shows at Proctors, Palace, Capital Repertory Theater, casinos, NYC, Boston, Vermont, etc.	24
Book Review/Exchange Club	5
Movie club	5
Walking club	13
Other	3

3. Tennis courts: 39 responses

Are an important asset to the community	12
I use the tennis courts	5
I would like to see the tennis courts removed or replaced with a different amenity	25
No opinion	1

- Removal of several trees has been approved to be done by Davey’s Tree Service. Davey’s has come into the community over the last several years and has a good handle on what trees should come down or be pruned back.
- Dryer vent baskets have been cleaned from outside only.

Siding Project Update

- The colors of the siding have not been finalized; the color palette will be in the tan, grey, or taupe family.
- The door color has not been determined; neither has the number of possible door colors. It has not been decided if all front doors will be the same color or if there will be a variety of door color options that will be set by building.
- It has been decided that the trim will be white.
- The Board would like the project to include the option for owners to replace any or all their windows and doors. This would be at homeowner cost but for competitive prices and in a coordinated fashion with the re-siding project.
- This project will be conducted using a competitive bid process by issuing a Request for Proposal (RFP).
- The Board has had several meetings with and presentations by several contractors to ask them an array of questions about the Siding Project. The Board agreed it did not feel the need to meet with any further contractors, but would concentrate on getting the RFP out, so we can start comparing apples to apples with contractors.
- The meetings were very helpful and provided the Board a lot to consider. In addition, the Board met with two local supply companies, who were both very knowledgeable and gave presentations that were very informative.
- A bid document is being prepared.
- The Board is well aware that it is not possible to make decisions that would satisfy all homeowners but is looking to respect the nature of the community and look toward to the future longevity of the community.

4. With the addition of electric vehicle charging stations:
7 responses

I would like more information on what it is like to own an electric or hybrid vehicle 7

I would consider owning or leasing an electric vehicle 5

Not interested 5

5. I am interested in:
7 responses:

Running for the Board 1

Volunteering for a committee 7

Reminder – Units with fireplaces must get inspections every year or state that they are not in use. Fireplace inspections were due by October 15th and should be submitted to CYC by October 31st.



Snow Removal

- Help by parking vehicles in the OUTER CIRCLE during the hours of 6PM – 9AM and in the INNER CIRCLE from 9AM – 6PM in order to allow our snow removal contractor to clear the parking lot.
- Kennedy’s Garage in South Troy will be contacted if your vehicle is not moved in a timely manner. This will be done at the homeowner’s expense.
- Clean off your car, then move it to a plowed-out spot, please do not partially clean off the car and then proceed to clean it off in the plowed location.
- If you need help cleaning off and moving your car, please contact CYC at 518-785-9461.
- All Upstairs residents are responsible for the removal of the snow off their decks. If you are unable to remove the snow from your deck, please contact CYS at 518-785-9461.

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 feet high as long as it does not impede access to other units. Firewood is not to be stacked on any of the lawn areas at any time.

Dumpsters/Recycling

- There are two sides to each dumpster; please use the whole bin; if you see one side is full, please check the other.
- Please break down all corrugated cardboard boxes. They take up a lot of space in the recycling bins. We ask that you don’t throw boxes in the garbage dumpsters. If there is no room in the recycling bins, please place the collapsed boxes between the bins. Cardboard is very recyclable!
- A cardboard only dumpster will be available in December and January in anticipation of increased

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Building Representatives

Building Representative

1	Anna VanRoy
2, 3, 4	Vacant*
6, 7, 17	Vacant*
9	Bill O'Neal
10	Fran Marshall
11	Tina Gagliardi
12	Margo Cleveland
13	Cheryl Brannock
8, 14	Brenda Vumbacco
15	Helen Marro
16	Tony Bottillo
18	Carl Smyers
5, 19	Colleen Rogers

* Please contact Todd if you 'd like to be a building rep.

If homeowners have and Comments/Concerns/Suggestions, please place these in the Suggestion Box in the mailbox area or contact CYC.

cardboard during the holiday season. Dates will be announced soon!

Reminders

- If you need a copy of any of the Hampton Place Community Association, Inc. forms, please contact CYC, or you can find a copy on our website (<https://hampton-place-condos.com/>).
- It is very important to use "caution" when backing out of your parking spots; we have many residents who walk around the community or vehicles pulling out, which may be in your blind spot.
- Washing machine hoses and hot water tanks need to be stainless steel. It is recommended that hot water tanks be replaced every 8 – 10 years.
- Architectural Request Forms (which are in the Handbook or can be found on our website) are needed for the replacement of windows, doors, heat pumps, rain diverters, all of which need board approval.