



Hampton Place Community Association Newsletter

www.hampton-place-condos.com

Fall 2020 (Sept, Oct, Nov)

FROM THE PRESIDENT

It has been quite a year with the pandemic. We hope that you and your family have been well throughout this unprecedented time. It has been nice to see so many people out walking and meeting their neighbors.

We have a great Board that has been working hard addressing concerns and the needs of the Community. We are proud of the Hampton Place Community and it appears there is a waiting list for those who want to move here.

We would like to welcome new homeowners and tenants to the Community. Thank you, to everyone, for following the Rules and Regulations. By doing so, it helps to maintain the Community and make it a place to be proud to live.



Board Openings

We will have four positions open on the Board for the term beginning January 2021. If you are interested in being on the Board, please complete the information that will be sent out shortly and send it in so your name can be placed on the ballot.

SIDING PROJECT UPDATE:

In a letter that was sent to homeowners on May 27th, we noted:

“Bids were solicited in January and range from \$1,200,000 to \$2,900,000. The scope of the project is to replace the siding with insulated siding, replace deck railings with vinyl railings, replace the pressure-treated decking on the second floor with Trek Flooring and replace gutters.”

“We have aggressively been building our reserves and have a good portion of the proposed cost, however, we still need to obtain a loan for a substantial portion of the cost. The Pandemic has affected the ability to secure a loan due to restrictions of the banks’ ability to loan money for a project of this nature. The loan would be an unsecured loan which is also a problem due to the size of the loan needed. If we are approved for a loan, we will need two thirds approval from the Community to move forward with the project”.

Board of Directors

Margaret Shinorokian, President
Paula Monahan, Vice President
Lynda Legnard, Treasurer
Barbara Warren, Secretary
Maggie Cocca, Director
Carl Smyers, Director

Building Representatives

- 1 Anna VanRoy
- 2 Margaret Shinorokian
- 3 Margaret Shinorokian
- 4 Margaret Shinorokian
- 5 Colleen Rogers
- 6 Lynda Legnard
- 7 Paula Monahan
- 8 Brenda Vumbacco
- 9 Bill O’Neal
- 10 Fran Marshall
- 11 Tina Gagliardi
- 12 Margo Cleveland
- 13 Cheryl Brannock
- 14 Brenda Vumbacco
- 15 Helen Marro
- 16 Tony Bottillo
- 17 Barbara Warren
- 18 Carl Smyers
- 19 Colleen Rogers

Property Management

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CYC Realty Management
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Latham, NY 12110
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(518) 785-6666 Fax
E-mail: todd@cycrealty.com

Update:

We are waiting to hear from M&T Bank as to whether our loan application has been approved. Unfortunately, we have not heard from them. It is still being reviewed by the Underwriters.



FEATURED RESIDENT

Carl Smyers and his wife Rosemary, are one of the original owners here at Hampton Place. During his many years living here, Carl has willingly shared his wealth of knowledge of landscaping and horticulture by helping to maintain Hampton Place gardens and grounds. He created the relaxing garden pictured here, one of many spots throughout our Community. He developed this knowledge from years of working at Faddegon's Nursery in Latham. He went on to run his own business as a landscaper for many years.

Carl is a great asset to the Hampton Place Community, and the Board is grateful for the many, many hours he has dedicated to ensuring our grounds are beautiful and well maintained.

DOCUMENTS, FORMS AND FREQUENTLY ASKED QUESTIONS (FAQ)

The Hampton Place website has information that you may find useful. This is the link to Documents, Forms and FAQ which is where you can find the Hampton Place Handbook, including Rules and Regulations. <https://hampton-place-condos.com/homeowner-information/>

RULES AND REGULATIONS REVIEW

- Owners must have their fireplaces inspected and/or cleaned by October 15th of each year. Inspection or cleaning is to be done annually by a certified chimney inspector. A copy of the inspection must be sent to the CYC by October 31st . Owners who do not use their fireplace are exempted from the inspection and cleaning requirement provided that a statement affirming non-use is received by the CYC by October 31 of each year.
- **The speed limit around the Community is 10 (ten) miles per hour.** Please be very careful backing out of parking spots as there are many homeowners who walk around the Community.
- **Charcoal or gas grills are not permitted** within the Community; electric grills are allowed.
- For more efficient operation and safety, we **STRONGLY RECOMMEND** inside inspection of the dryer duct hose and dryer vent annually. Washer hoses should be inspected annually and replaced when any sign of weakness is evident or at least every five years, (steel-braided hoses would last longer). Water damage from defective hoses is the responsibility of the owner and can be significant.

For more detailed rules and regulations, please refer to the Hampton Place Handbook at the link above.

PROJECTS COMPLETED THUS FAR IN 2020

- Pressure washed the exterior of all buildings including decks.
- Brush has been cut back all around the perimeter of Hampton Place as well as shrubbery cut back. Downed trees were also removed.
- Tennis/pickleball courts were cleaned and relined.
- Fence was repaired around the catch basin and stump removed.
- Flowers were planted at the entrance and at various locations throughout the grounds.



PET CORNER

We'd like to feature a pet for each newsletter. If you would like to participate, please submit a picture along with the name of your pet, the breed and a few sentences about his/her personality. Please drop it in the Suggestion Box no later than November 30th.

All animals need to be preapproved by the Board before becoming a member of our Community. You will find the form under Documents, Forms and FAQ link above.

Please remember to pick up after your pet and leash them at all times.

Please be considerate of your neighbors regarding barking dogs and **WHERE** you walk your dog. The outer perimeter where there are no buildings would be an ideal location to walk your dog.

UPCOMING EVENTS

Unfortunately, we did not have enough interest to hold a yard sale this fall. Be sure to keep an eye on the Community Bulletin Board for upcoming events.

Is there an event that you'd like to see here at Hampton Place; please be sure to put your ideas in the suggestion box located by the mailboxes.

HOUSEKEEPING

- 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.
- Twin Bridges picks up garbage and recycling on Monday and Thursday. Please be sure to break down cardboard boxes. Also, please don't park in spots indicated outside of the corrals on those days. This will allow the trucks easier access to the dumpsters.
- There is a suggestion box by the mailboxes. We would like to hear any ideas, questions and/or concerns that you have. Please feel free to drop us a note.
- Many homeowners have been notified that their screens need to be replaced. If you need assistance, please contact todd@cycrealty.com.
- Please consider being a building representative. Currently, some representatives cover multiple buildings. The main activity for Building Representatives is distributing the newsletter to their assigned building. If interested, either put a note in the suggestion box or contact CYC.

