



Hampton Place Community Association Newsletter

www.hampton-place-condos.com

Spring, 2021 (Mar, Apr, May)

Board of Directors

Margaret Shinorokian, President
Paula Monahan, Vice President
Lynda Legnard, Treasurer
Nick DePuccio, Secretary
Maggie Cocca, Director
Ryan Paris, Director
Carl Smyers, Director

Building Representatives

- 1 Anna VanRoy
- 2 Sherry Flansburg
- 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 Lynda Legnard
- 18 Carl Smyers
- 19 Colleen Rogers

Property Management

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FROM THE PRESIDENT

I want to thank the Community for their prompt response to our vote on the siding project. The vote was affirmative at 114 or 75% of the Community with only 4 no's or 2.6%. 22.4% or 34 folks who did not vote.

You spoke loud and clear that you would like the siding replaced as well as the trim, 2nd floor deck flooring replaced, rain gutters, first floor rain diverters, and the deck railings on the first and second floors. This project is a large undertaking and will span over the next year to year and a half.

We are very excited and will keep you informed as we proceed. Please be sure to watch the bulletin board for updates as well as emails.

SIDING PROJECT UPDATE

Navco of Troy has been awarded the contract to do the work.

Once we receive a Display Board from Navco, we will leave it by the mailboxes for all to see the siding, 2nd floor decking as well as the rails.

We anticipate the work to begin on or about April 15, 2021. This depends on Navco receiving the materials needed to start the project. If there is a delay, we will let you know. All updates will be posted on the bulletin board unless the information is very important and needs your immediate attention, then an email will be sent.

Navco will start with building #1 and move on numerically. Building occupants will be informed of when work is to begin. You will be asked to remove all wall hangings from your walls inside your condo that are on exterior walls. TV's are okay to be left on the wall.

The hours that they will be working will be 7:30am – 6:30pm, Monday – Friday and an occasional Saturday, depending on weather conditions.

There may be some parking inconveniences during construction in your area due to construction vehicles being onsite.

You will have an opportunity to have your windows and/or doors replaced at your expense, when your building is being worked on at a reduced rate. Please contact Navco directly at (518) 274-4400. When you call, let them know you are from Hampton Place and your unit number along with what work you want done, i.e., windows, sliding patio doors or entry door. The pricing information has been mailed out and you should have received this.

FEATURED RESIDENT



Anna VanRoy lives with her twin sister here at Hampton Place for the past two years with a newly adopted lab mix dog named Milo. You'll catch them walking around and enjoying the warm weather once it arrives. She is originally from the Town of Saugerties.

She is graduating from HVCC this spring with an Associates in Criminal Justice and will be going on to the University of Albany in the fall to continue her studies in Criminal Justice! She played basketball for HVCC as a forward when Covid was not a threat!

Be sure to say hi when you see her out walking with Milo.

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/>

SUGGESTION BOX

1. Someone asked if the keys to the boxes where our packages are delivered could have the box numbers rewritten on the plastic part of the key ring. I spoke to the postal person and he said that the numbers just wipe off. The paper insert in the plastic part of the key ring has the number of the box on it, so we should be good. Thank you for your input.
2. Someone suggested that to help spruce up Hampton Place, it would be nice to paint the parking lines as well as the areas on the curbs that are white. This is a great suggestion. We wanted to wait until after the construction of the buildings before we addressed the repainting of lines. We may need to resurface the circular roadway before too long as well. Stay tuned.

RULES AND REGULATIONS REVIEW

- **TENNIS COURTS** will be opening up April 1st. The courts are for tennis use only and just for Hampton Place residents and their guests. Guests must be accompanied by their host resident. Court shoes specifically for tennis are required as other types will mark the court. Absolutely no

pets are allowed on the courts. Please be courteous if others are waiting to play. Please be sure to lock the gate when you leave the court. New rules will be posted soon.

- **NO CHARCOAL OR GAS GRILLS** are permitted in the community. Electric grills are allowed.
- **GARDENS** – Planting of vegetables, shrubs or trees is prohibited except with prior written approval of the Board of Directors. Lawn ornaments and flowers are permitted **ONLY** in shrub areas.

DUMPSTERS: (Recycling & Trash)

- When throwing out boxes **please break them down** before throwing them in the recycle bin.
- **DO NOT** throw out large pieces of furniture in the dumpster area or leave it there – it is your responsibility to get rid of these items.
- 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.
- Twin Bridges picks up garbage and recycling on Monday and Thursday.
- Also, please do not park in spots indicated outside of the corrals on those days. This will allow the trucks easier access to the dumpsters.

UPCOMING PROJECTS:

- Our focus has been getting the Siding Project off the ground and we are finally there!
- When the weather permits, we will continue to remove downed trees and clean up the area.
- We will pursue getting the Town of North Greenbush to clean up their side of the tree line of downed trees and debris.

PET CORNER:



Meet Sadie, a Golden Retriever, who was born in Hudson on New Year's Eve 2018, so she's a little over two. She is very friendly and loves to say hi and meet new friends both human and dog. Don't be surprised if she tries to give you a hug if you say hi.

Her favorite things to do are play catch, roll in snow or leaves, chew on bones, go for walks, but mostly spend time with family and friends.

Her favorite season is probably winter (which is her dad's least favorite!) because she loves the snow so much, but she'll be happy the warmer weather is coming as her walks will become longer. Feel free to say hi anytime you see her.

- **PETS** prior written approval of the Board of Directors is required.
- Pet owners are responsible for walking their pet in designated areas (which are along the outer circle of the community) and responsible for the removal of their pet's waste. Please don't let your pet go to the bathroom in close proximity to any condos!

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

- 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.
- Please consider **being a building representative**. Buildings #4, #6, #7 and #17 are available. 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.

***PLEASE drive safely within the Hampton Place Community. 10 miles an hour is the top speed.**