



Hampton Place Community Association Newsletter

www.hampton-place-condos.com

Summer (June, July August)

FROM THE PRESIDENT

I want to thank the owners and tenants in Buildings 1 and 2 for their understanding and patience as work is being done on their building. As the siding project moves along and your building is being done, thank you in advance for your patience and understanding.

Some other projects that will be getting attention in the Community are as follows:

- Repairing the fence around the retention pond. Sienna Fence has ordered the needed fencing and will repair it once they receive the materials.
- You may have noticed we have some sink holes in the pavement around drainage grates. We will be having those repaired as well as some pot holes throughout the parking lot. **Completed!**
- Shrubs will be trimmed now and again in the fall. We will not be putting mulch around flower beds this year but the beds will be raked and turned.

As always, if you have any questions or concerns, please don't hesitate to contact Todd Evers at CYC. Also, if you have a suggestion or comment, please feel free to leave a note in the Suggestion Box by the mailboxes.

SIDING PROJECT UPDATE

As I'm sure you all have noticed, the siding project began May 10th with Building 1 and is moving full steam ahead and is going very well. Now that they have Building 1 complete they have started Building 2 and soon onto Building 3. They will be going in numerical order. Navco is saying they expect each Building to take 2-3 weeks and they will be starting two Buildings at the same time. All owners will be notified when their building will begin.

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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Before:



After:



FEATURED RESIDENT – Sherry Flansburg



I have been a resident of Hampton Place since 2007 and plan to retire here. I love living in this community, and it continues to improve with the new siding project. People that live here are friendly and look out for each other whether it is lending a shovel during a snowstorm, or gardening tips. This area has been growing and there are so many conveniences of living here. You have Price Chopper, Magic Nails, Healthy Pet Center, Stewarts, The Wine and Liquor store, Ocean State Job Lot, Pharmacies, Juniors, Hudson Valley Community College, East Greenbush Library and the YMCA just to name a few. I love animals - cats especially, and I think it is a plus that

we are a pet friendly community. I've been a Computer and Technology Teacher/Educational Technology Coordinator for the Academy of the Holy Names for about 5 years. Previously I worked as an Instructional Designer at HVCC. When I am not working, I like to be on the Watervliet or Zim Smith bike trail.

PARKING

Parking continues to be an issue around many buildings. Please be mindful of how you park your car. 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.

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/>

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.

If you need a copy of the any of the Hampton Place Community Association, Inc. forms please contact CYC or you can find a copy on our website.

SUGGESTION BOX

There were no suggestions/comments to report from the Suggestion Box.

RULES AND REGULATIONS REVIEW

We have a Handbook for owners, residence, and guests entitled, “Rules and Regulations”. The Handbook is designed to provide safety, maintain property values, promotes pride in ownership of our property, and maintain cordial relations among neighbors. A copy of the Handbook-Rules and Regulations can be found on our website; www.hampton-place-condos.com. Please familiarize yourself with this document

We would like to highlight some of the Rules and Regulations:

PARKING (Page 8)

- Please be mindful when parking your vehicle as we have limited spaces in some areas. It is important that you park within the lined parking spaces.
- NO vehicle may be stored, abandoned, or parked without movement for 30 days.
- No recreational vehicles....” shall be permitted on the property for more that 72 consecutive hours, but no more than 10 days per year.

APPROVALS FOR UPDATING HEATING AND AIR CONDITIONING UNITS, REPLACING STORM DOORS, SLIDING GLASS DOORS, NEW WINDOWS, INSTALLING AWNINGS (Page 5, 6)

- Prior to having any of the above completed you need to submit the appropriate form (which can be found in the Appendix section of the Rules and Regulations.

PETS (Page 9)

- No pet shall be maintained in any unit except with the prior written approval of the Board of Directors. In determining applications for the approval of dogs, the Board shall consider the breed of dog, the propensity of such breed for viciousness and the expected size of the animal when mature. The forms for approval can be found in the Appendix section of the Rules and Regulations.

PENALTIES AND SANCTIONS (page 10)

- Should any owner, residence, or guests fail to comply with any of the provisions of these Rules, the By-Laws, or the Declaration of the Condominium or Association the following procedures and penalties shall be followed to obtain compliance; there is a three-tier violation notification system with the right to arbitrate. Please refer to Page 10 for the specific guidelines.

Thank you for observing and following the Rules and Regulations.

DUMPSTERS: (Recycling & Trash)

We continue to have problems with residents NOT following the rules when it comes to disposing of unwanted furniture and appliances.

- 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 EVENTS:

The Board has approved a dumpster to be dropped outside of building 11 from June 14-21st. Please do not dispose of any appliances, electronics including TV's or any hazardous waste such as oils or paints.

Our Semi-Annual meeting will be held some time in July. Stay tuned for more specifics on the date.

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.

PET CORNER:



Meet Stella, a King Cavalier Havanese Spaniel, who will be 5 years old come this fall. You may see her often walking around the Community making sure our residents are safe! Her favorite hobbies are playing with her toy rocket, laying in the sun and taking naps throughout the day. She's normally shy with unfamiliar faces, but she will not hurt a fly!

- **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!

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.**