



Hampton Place Community Association Newsletter

www.hampton-place-condos.com

Spring, 2022 (Apr, May, June)

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Ryan Paris, President
Paula Monahan, Vice President
Lynda Legnard, Treasurer
Margaret Shinorokian, Secretary
Maggie Cocca, Director
Nick DePuccio, Director
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1 Anna VanRoy
2 Sherry Flansburg
3 Karen Cassino
4 Margaret Shinorokian
5 Colleen Rogers
6 Lynda Legnard
7 Paula Monahan
8 Brenda Vumbacco
9 Lynda Legnard
10 Margaret Shinorokian
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:

Happy Spring! As we turn the corner from winter – the siding project is back underway and moving along.

We are happy to begin our process of landscaping and are committed to continuing to make Hampton Place one of the most desirable communities within the area.

Many Board Positions will be opening at the end of this year, and we encourage anyone who might be interested in running for an open position to do so. We will send more information out regarding that as we approach election time at the end of 2022.

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

Todd Evers of CYC has provided us with an update on the siding project.

The siding project is back underway for the Season. They have stripped Buildings 13 -15 and Navco has begun siding Building 13. Navco says (weather permitting), they should have Building 13 done by Friday, April 29th. Once Building 13 is done they will begin the removal at Building 16. Navco has brought in a second crew to begin Building 17 They started Building 17 on Monday April 25th. All Owners and Residents will receive notice when there building is going to begin.

FEATURED RESIDENT – Helen Marro



Helen Marro is one of the original owners here at Hampton Place buying her condo in 1989 and she still loves it!! She says that her neighbors are wonderful and the Community is perfect for her lifestyle. As we get older, it's comforting to have friends around you. She retired from more than a 35-year career with the NYS Legislature working for many assemblymen; most notably Assemblywomen Catherine Nolan. Once she retired, she spends her time traveling to Florida and Aruba and also spends time with her five grandchildren and family who are in Florida and Plattsburg. Two of her siblings live here at Hampton Place. You will see Helen walking around the Community enjoying the well-groomed grounds. She also served on the Board at Hampton

Place for four years and is now a building representative.

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:

- It was asked to please be mindful of your downstairs neighbor when walking with heels, moving furniture, shoveling etc. on your deck as it is very loud. Please don't throw any kind of fluids off the deck.

Please be sure to submit any suggestions/comments/concerns that you may have. All items will be reviewed by the Board.

RULES AND REGULATIONS REVIEW

- The Rules and Regulations are being submitted to the Board for their review and approval. All changes, mostly minor ones, will be effective once the Board approves the updates. The document will be posted on our website and you may request a hard copy from CYC. Some of the changes are to parking, quiet hours, pet policy, and fines being imposed.
- 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. Lawn ornaments and flowers are permitted only in shrub areas. With the new siding and decks, these are the options below for the privacy screen and planters for railings. These are the only two options for the railings.
- **Privacy Screen...**The approved color is beige.
- **Planters for Railing...**After reviewing planter boxes for the new railings and information received from one of our homeowners, below is a sample of the suggested style of planters that will fit and be safe.



Please note the bottom is notched so that it fits securely over the railing.



- **Nailing Items to Siding/Trim...**Please be mindful of nailing/hanging items from the new siding/trim. Flag poles can be nailed to the trim. For those of you who would prefer to get a fixture to hang the flag off your deck/patio railing a suggested website is: <https://midproduct.com/shop/capped-railing-aluminum-flag-holder/>

DUMPSTERS: (Recycling & Trash)

Residents continue to not follow the rules. Furniture, mattresses, and construction debris are being thrown in the trash. While we understand it is not easy to have these items disposed of, they should not be placed in the dumpsters.

- 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.

PET CORNER:



Kyle Monahan has befriended this beautiful cardinal. Kyle has an acrylic bird feeder attached to his window at home in Massachusetts where he worked throughout the pandemic. He and this cardinal developed a bond. The bird would sit on the deck and continuously peep until he replenished the bird feeder. The bird eventually brought his family around, a wife and a young male. The bird would eat from the feeder and would see Kyle in his home working multiple times a day. Then, in August, Kyle went back to work which was only ten minutes walking distance away. Now the bird follows Kyle to work. Sometimes he will sit outside on the window air conditioner at his work and peep to let Kyle know that the bird feeder back home needs to be filled. I'd say this is a rather unique relationship. Beautiful photo Kyle.

If you would like to have your pet featured in the next newsletter, please let CYC know and we will make it happen.



- **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

- The next **Semi-Annual meeting** is scheduled for **Thursday, May 26, 2022 at 6:00pm** at St Michael's Church. Please mark your calendars and try to attend as this is the time to have your questions/concerns addressed. The Board looks forward to hearing from you. There will be openings on the Board at the end of this year so please consider running for a Board position.
- We continue to pursue getting the Town of North Greenbush to clean up their side of the tree line of downed trees and debris. We're hopeful it will be this spring.

HOUSEKEEPING

- Tennis Courts are open. Please remember that the courts are for tennis/pickle ball 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. Rules are posted on the door to the court.
- **Reminder:** Please do not throw bread out for 'birds' (although we love them). It attracts other animals that we don't want in our Community.
- Please be mindful of your speed driving through the development, especially with the construction going on. **10 miles an hour** is the speed limit.

BUILDING REPS NEEDED:

- Please consider **being a building representative**. Buildings #4, #6, #7, #9 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.

AVIAN FLU (BIRD) CASES IN NEW YORK:



This bird was spotted in the tree between building 8 and 9 on Easter Sunday here at Hampton Place. We believe he is a juvenile Cooper's Hawk. This is one of the birds that can be affected by the Avian flu. Others are snow geese, Canada geese, a variety of ducks, bald eagles, snowy owls, great horned owls, red tailed hawks, fish crows and turkey vultures. If you notice any sick birds, please be sure to contact our local DEC office to report it.