



Hampton Place Community Association Newsletter

www.hampton-place-condos.com

Summer, 2022 (July, Aug, Sept)

Board of Directors

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

Building Representatives

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 Tony Bottillo
18 Carl Smyers
19 Colleen Rogers

Property Management

Todd Evers, Vice President
CYC Realty Management
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Latham, NY 12110
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(518) 785-6666 Fax
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FROM THE PRESIDENT:

We are in the homestretch of the Siding Project!

If you have any concerns, whether it be with your unit or another, please bring it to the attention of the board. We are hoping to have this project completed in the very near future and would like any concerns to be addressed prior to completion.

Additional, please consider running for the board at the end of 2022. 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 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 has been completed through building 17. They are waiting for some materials for the remaining two buildings. As soon as they receive the siding they will complete the buildings and should be done within two to three weeks.

HAMPTON PLACE ASSOCIATION BOARD MEMBER:

We Need You! Please consider becoming a Board member. It is a very rewarding and fulfilling experience and provides the opportunity to give back and be a part of shaping the Community.

All seven Board seats are up on December 31, 2022. A nomination form needs to be filled out and sent to CYC to get on the ballot. These forms will be available at the bulletin board or from CYC. The nominations can be placed in the suggestion box or mailed to CYC. It's not too early to get on the ballot.

At the next semi-annual meeting, Thursday, October 27, 2022, all proxy votes will be counted. We need a quorum which is 78 votes or 51% majority. You do not need to be present at the meeting to vote. Your proxy vote can be mailed to CYC, email the proxy with your signature to CYC or put in the suggestion box.

If we don't have enough interest from residents to run for the Board, (minimum of three board members) our By-laws require us to hire an attorney to conduct the necessary work of the Association. The going rate for an attorney is roughly \$300 per hour for their services. The impact of this additional expense may require us to increase our monthly HOA fess to cover the expense. CYC will continue to be our managing agent.

Please consider being a Board member.

FEATURED RESIDENTS – Carl Smyers and Rod Cuva



I know that you will join us in thanking Carl Smyers and Rod Cuva for all that they do in the Community. Carl and Rod have been beautifying Hampton Place for many years. They also stay on top of our landscaping team. Over the years, the support Carl and Rod have provided has saved the Community quite a bit of money. We can't thank them enough. So, the next time you see the beautiful flowers and plants around, please take a moment and thank Carl and Rod for their continued efforts each season.

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:

- There were two suggestions in the suggestion box. One was regarding the pot hole at the entrance of the Community, which has been fixed and the other was about better notification and reminders about the Semi-annual meetings, which the Board has discussed and will send out more notifications. Please be sure to utilize the Suggestion Box for whatever you would like. All items will definitely be seen by the Community's Board. **(Next Semi-Annual Meeting is October 27, 2022)**

RULES AND REGULATIONS REVIEW

- The Rules and Regulations have been approved by the Board and are in effect as of July 1, 2022. You may request a copy from Todd Evers or go to our Website at www.hampton-place-condos.com and download the file. Some of the changes are:

1. Parking; Persons with disabilities/reserved parking spots will be reviewed annually and the reserved parking spots will be removed if a person does not have an active permit.
 2. Quiet Hours; noises to include outdoor noises such as car horns, yelling, excessively loud mufflers, etc.
 3. All rain diverter language was removed.
 4. Approval of certain breeds of dogs is at the discretion of the Board. **Also, tenants will no longer be allowed to have pets.**
- 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.

DUMPSTERS: (Recycling & Trash)

We continue to have problems with residents following the rules here. Furniture, mattresses and construction debris continue to be 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 any furniture or electronics in the dumpster area or leave them.
- 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



Meet Ben! Ben is one of the newest Community Members in Hampton Place. You may have seen Ben out for a walk, relaxing in the sun, or playing with the other dogs within the Community. He is a F1 Mini Goldendoodle; his mother was a 50 lb. Golden Retriever and his father was a 15 lb. Red Toy Poodle. Whether it's playing fetch or taking a quick swim, Ben loves to be outside.

He will grow to be between 35-45 lbs., but his parents are hoping his personality will remain the same! He can be playful and energetic, but also knows when it's time to lay down and take a nap! If you see Ben out for a walk, feel free to say hello! He loves meeting new people.

- **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

- Semi-Annual Meeting is Thursday, October 27, 2022. We will vote for new Hampton Place Board members. Please be sure to vote!!

- We plan to have a roll-off brought into the Community in mid-September. So now is the time to start cleaning out and get ready to throw away large items. Stay tuned for the exact date.
- 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

- Please be mindful of your speed driving through the development, especially with the construction going on. **10 miles an hour is the speed limit.**
- Please consider being a building representative. Buildings #4, #6, #7, and #9. 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.

NORTH GREENBUSH EVENTS:

- **Summer Concerts**

All concerts are held on Sundays starting at 6pm behind town hall in the gazebo at 2 Douglas Street Wynantskill, weather permitting.

7/31 – The Donna Tritico Band

8/7 – Harmonic Duo

8/14 – Kyle Bourgault Band

- **Wednesday Night Food Truck Event**

Every Wednesday Night this summer from 4-7pm @ town hall, we will be having several Food Truck Vendors here for your eating pleasure. Cookies, ice cream, desserts and drinks too..... Stop by and grab a bite to eat and say hi to your neighbors.

- **Snyders Lake – Park hours are from 11am-7pm**

Season passes are for Town residents only and proof of residency is required. These passes can be obtained from the Town Hall Comptroller's Office from 8:30am-12:30pm Monday through Friday.

\$50 Individual Town Resident

\$10 Individual Town Senior (62 yrs and older)

\$80 Family Town Resident

Children under 2 yrs old are free

Day Passes are available also



A picture was taken earlier this month by Barb Gordon of a deer and her two fawns. They are in our Community so please continue to drive the speed limit (10 mph) and not only watch out for our walking neighbors, but watch for the animals that might be walking around.