

Hampton Place Community Association Newsletter



www.hampton-place-condos.com

Fall, 2022 (Oct, Nov, Dec)

FROM THE PRESIDENT

Happy Fall!

As we turn the page on another great year in Hampton Place Community, I would like to extend a big Thank You from the Board to everyone in the Community for helping to make 2022 a great success. We are nearing the end of the current Board and have a lot of very highly qualified candidates that have put their names on the ballot for the upcoming election. Please be sure to cast your ballot, as it is highly critical that we have enough votes for a quorum.

As many members of this Board will be stepping down at the end of this year, we would like to thank everyone in the Community for their support as we continued to do our best to keep Hampton Place one of the most desirable communities in the area.

Please join us for our Semi-Annual Meeting on Wednesday, November 2, 2022 at 6pm at St. Michael's Church. Again, if you can't make it, please be sure to at least get your vote in. It is extremely important for the future of our Community.

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

Navco has completed all 19 buildings on September 15, 2022. The siding project is completed and it looks great. The Community has a fresh, more modern look. Thanks to everyone!!

Board of Directors

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

Building Representatives

- 1 Anna VanRoy
- 2 Sherry Flansburg
- 3 Karen Cassino
- 4 Margaret Shinorokian
- 5 Colleen Rogers
- 6 Max Sergovich
- 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

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Carl Smyers would like to thank those that have been helping to keep Hampton Place looking spectacular; Carol and Barb Eustace, Tina Gagliardi, and Rod Cuva. They have all been so helpful with whatever needed to be done throughout the community and we all very much appreciate what they do. Thank you!!

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 the updated Rules and Regulations. <https://hampton-place-condos.com/homeowner-information/>

DUMPSTERS: (Recycling & Trash)

We continue to have problems with the Community, (or maybe outside people) throwing away anything and everything. Just a few weeks ago, a very large sectional was strategically placed in the dumpster along with the cushions, pictured here. The rules are clearly stated within the corrals and have been continually documented in this newsletter each and every quarter. There was also a small bathroom cabinet and bathroom mirror behind the recycling dumpster in the same corral. We are being charged for all of these items.

As a courtesy, the beginning of October, the Association paid for a large dumpster to be placed on the property for residents to get rid of unwanted items in their condos. It was utilized so well that we had a second one brought in. However, it is apparent that outside people were using this as there was a pizza oven inside the dumpster which undoubtedly did not come from one of the condos.

The Board will be taking a look at what can be done to stop this sort of unauthorized dumping; possibly installing cameras, lights to deter or other methods. If you have suggestions, please feel free to submit them in the suggestion box. This must be stopped because we all are paying for this misuse.



- 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.

SUGGESTION BOX:

- There were no suggestions in the Suggestion Box this quarter. Please be sure to utilize it for whatever you would like. All items will definitely be seen by the Community's Board.

PET CORNER:



Hi Everyone: I'm Gracie. I was adopted 6 years ago from the Mohawk Humane Society. Tina and I have a great time playing throughout the day. My favorite games are chasing paper balls and hiding next to the chair and jumping out when she walks by. She'll turn around and chase me into the bedroom. I also like to sit in the window and watch the birds flying in and out of the trees and it's always fun to watch the chipmunks chasing each other on the lawn. I love my downtime with Rosie. She puts a cozy blanket on her lap and legs and I stretch out; best nap ever!

- **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

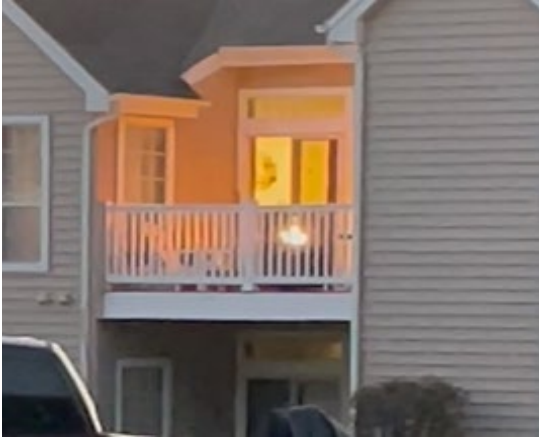
The semi-Annual meeting is going to be held on Wednesday, November 2, 2022 at 6pm at St. Michael's Church, Williams Road. CYC has sent out a notice by mail and there are additional ballots on the bulletin board by the mailboxes. Please be sure to attend and discuss your comments/concerns with the Board.

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.

- Please be mindful of your speed driving through the development. Many residents walk around the Community and vehicles backing out are always a concern. The speed limit is 10 miles an hour.
- Chimney inspections need to be done if you plan on using your fireplace and a copy sent to CYC.
- Recently a resident was using a propane gas fire pit table on the deck. This is a violation of the New York State Fire Code. Hampton Place Rules and Regulations clearly state that no propane tanks are allowed on the premises, including gas grills. Please be sure to review the Rules and Regulations.



- Please consider **being a building representative**. Building #4 is 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 FIND ATTACHED THE NOTICE OF SEMI-ANNUAL MEETING WITH THE BALLET FOR ELECTION. IF YOU CAN NOT ATTEND THE MEETING ON NOVEMBER 2, 2022 AT 6PM, PLEASE COMPLETE THE BALLOT AND PUT IN THE SUGGESTION BOX. YOU CAN COMPLETE A PROXY TO GIVE SOMEONE ELSE THE RIGHT TO SUBMIT YOUR VOTE AT THE MEETING ALSO.