



Hampton Village



Newsletter

March 2017

MEET OUR NEW MANAGER

Please welcome **Vicky Langer** as the new Association Manager. Vicky comes prepared with over 20 years in the HOA Industry and has been with The Management Trust for over 15 years. Assisting Vicky will be **Meghan Dancker, at Extension 5105**. Please feel free to contact them with questions or concerns. ■

ANNUAL MEETING

PLEASE SAVE THE DATE AND PLAN TO ATTEND THE ANNUAL MEMBERSHIP MEETING SCHEDULED FOR JUNE 21ST. PLEASE SEE AND COMPLETE THE ATTACHED CANDIDATE STATEMENT IF YOU ARE INTERESTED IN RUNNING FOR A SEAT ON THE BOARD OF DIRECTORS. THANK YOU!

DIRECTV INSTALLATION

As many residents are aware, DirecTV has provided a dish on top of all the roofs of all the buildings at Hampton Village for the residential use. For those of you that have chosen to use this dish you were required to contact Xillient Communications to assist with the connection to this dish. It has recently been brought to Management's attention that this company, although affiliated with DirecTV, no longer assists with the connection process. We understand that this is frustrating and management is working with the Board to find a resolution to this problem. We will update you with any information and guidance as received. Thank you in advance for your understanding. ■

BUILDING WASHING

In an effort to improve the aesthetics, the Board has approved having a contractor pressure wash the buildings' balcony ledges and other shady areas where moss is prevalent. Clean-Tec will be out doing this work starting Monday April 3rd, from 8:00 A.M. to 4:00 P.M. each day. The balcony ledges will be started on Wednesday April 5th. Please remove any fragile items from balconies by then. Thank you!

FLOOR COVERINGS

The Hampton Village CC&Rs state in Article 5. Section 4.2 regarding Floor Coverings that "No Alteration may be made to any floor covering in a Unit or on a Balcony without first obtaining approval pursuant to Article XI (Architectural and Landscaping Control). The Association shall not approve any Alteration to a floor covering which may degrade the acoustical standard of the original floor covering installed by Declarant. The Association may require the Owner to produce a letter from an acoustical engineer which describes the existing floor covering and the proposed new floor covering and states that noise generated when the new floor covering is installed will be the same as or less than the noise generated while using the existing floor covering." Please do not put in any hard flooring without going through the Architectural Approval process. ■

HOMEOWNER MAINTENANCE

Board of Directors

President.....Amy Carmona
Vice President.....Jeff Gozzo
Treasurer.....James Huffman
Secretary.....Frank Kozlowski
Member at Large..... Lor'rie White



Meeting Schedule*

June 21, 2017

Location: North Natomas Library
4660 Via Ingoglia, Sacramento CA

Time: 6:00pm

**Please note that meetings are subject to change. Check the bulletin board for Agenda's and other info*

Vicky Langer | Assoc. Manager

P: (916) 985-3633 x5121

Vicky.Langer@managementtrust.com

WEB: www.ManagementTrust.com

Meghan Dancker | Assistant Manager

P: (916) 985-3633 x5105

MeghanDancker@managementtrust.com

WEB: www.ManagementTrust.com

Billing/Accounting

P: (916) 932-5112

After-hour Emergencies Only

(866) 324-3704

Architectural Coordinator

Keya Pomerantz

P: (916) 985-3633 x5142

Keya.Pomerantz@managementtrust.com

CURB PAINTING – APRIL 6TH

SIERRA STRIPING WILL BE PAINTING RED CURBS THROUGHOUT THE COMMUNITY ON THURSDAY APRIL 6TH FROM 8:00 AM TO 4:30 PM. **PLEASE BE CAREFUL NOT TO DRIVE OVER OR WALK ON ANY OF THE FRESHLY PAINTED CURBS.** A MAP WILL BE POSTED ON THE BULLETIN BOARD OF THE AFFECTED AREAS. THANK YOU FOR YOUR COOPERATION!

PARKING WITHIN THE COMMUNITY

As a reminder, Hampton Village governing documents set forth the following requirements for parking within the community:

- Owners/residents are required to use their garage first and then may park in their driveway. Residents are not authorized to park on streets or in Guest Parking within Hampton Village.
 - Guest parking is for guests only and on a limited basis.
 - If you have a guest staying with you for an extended period of time, please be sure to contact the management office.
 - **Owners/residents that park in guest parking will be immediately towed at their expense.**
 - Overnight parking, except within enclosed garages, of commercial vehicles, motor homes, campers, boats or trailers is prohibited.
- Parking is not permitted at any time in red zones, in front of fire hydrants, in emergency vehicle access areas, in entry ways, in “no parking” areas, or blocking another driveway. ■

LIGHTS OUT?

Regrettably many of the new LED lights throughout the community are having issues and failing prematurely. The Association is having bad LED lamps replaced under warranty with a better type of fixture. An inspection is done on a monthly basis. However, if you see lamps that are out, please feel free to report them to Assistant Manager Meghan Dancker via e-mail at Meghan.dancker@managementtrust.com. Please be sure to give the exact location. Thanks for all your help! ■

SQUATTERS

If you see behavior that looks like squatters in our community, please contact Paladin Security and Management. Also, the City of Sacramento has a special division to investigate suspected squatters. This division is called “Justice for Neighbors” and is run by Sargent Luis Peace. You can reach Sargent Peace at 916-808-5471. Please be on the lookout for any suspicious activity and call security and/or Just for Neighbors.

COMMUNITY CONTACTS



Paladin Private Patrol

(Security) 916.331.3175

Davis Tow Inc.

916.991.9900

Dewey Pest Control

916.386.4677

Robert Livingston – Branch Manager

Dewey offers a discount service to residents on days that they are on-site servicing the common areas.

Ruffled Feathers Bird Control

916.333.3900

ian@rftbirdcontrol.com

rftbirdcontrol@gmail.com

Insurance

Russo Insurance

Tina Keele

tina@rickrussoinsurance.com

P: 916.791.1901 or 800.281.7873
ext.115

Fax: 916.797.3388

www.rickrussoinsurance.com

Please note your unit number with this correspondence and the information you are requesting on your document.

Trash Services

916.875.5555

Garbage service is provided on a weekly basis. Containers must be at the curb no earlier than the night before pick-up is to occur and stored back in the garage by the end of the day. All receptacles must be clearly labeled with the Unit Number.

WHAT YOU NEED TO KNOW ABOUT INSURANCE

For the past several years the Russo Insurance Agency has been handling the Association's flood insurance needs and the Gallagher Insurance Agency has been handling the Association's other insurance needs. The Board of Directors recently moved all of its policies to the Russo agency and met with the agent at the March Board Meeting to discuss converting from a "bare walls" to an "interior coverage" policy. We are pleased to report that the Board of Directors approved the change in coverage and was able to do so without exceeding budgeted amounts for insurance. The Association's policy now covers built in cabinets, fixtures, flooring, paint. However it still does not cover personal property. It is called a "bare walls" policy. **Please read the enclosed letter from the Russo Insurance Agency about this important change. If you have questions, please feel free to call them or to have your agent call the Association's agent.** Each owner should still carry his/her own personal insurance on their home- referred to as an HO-6 Policy. This policy covers those elements of your home not covered by the Association's policy. Tenants should also have renter's insurance. You should contact your agent to adjust your own (HO6) policy coverage as appropriate.

REMINDERS

Potted Plants: Please do not put plants on your balcony without putting something beneath them to catch excess water. Watering plants without something to catch the water will result in expensive deck damages. We will be sending compliance letters in the future for decks that have this going on. If you are allowing plant water to sit on your deck, you will be responsible for any repairs that become necessary. Thank you for your understanding and cooperation.

Charcoal Grills: Please remember that due to fire hazard, charcoal grills and fire pits are not allowed on your decks or in the community.

ARCHITECTURAL APPROVAL

Please note that Architectural approval is required for some INTERIOR upgrades and/or changes. Specifically, you must seek prior approval for the installation of all new flooring with the exception of carpet in your unit. If you have already installed other flooring in your unit, it is suggested that you seek approval now to avoid any problems or delays should you at some point place your home up for sale.

Please contact our Architectural Coordinator Keya Pomerantz via email at Keya.Pomerantz@managementtrust.com if you have any questions.



COMMUNITY CONTACTS

Continued



Sacramento County

Sewer Services

916-875-5555

(Monday to Friday from 7:30am to 5:30pm)

Website:

<http://www.msa2.saccounty.net/cubs/Pages/default.aspx>



United States Postal Service

916.263.7187

New owners or renters may want to go to their local post office with proof of ownership or a lease agreement and a photo ID. The Post Office will assist you in getting your mail box re-keyed or telling you your mail box number.



Volunteer for Committees

Contact Vicky Langer at Vicky.langer@managementtrust.com