

Hampton Village Association

Summer 2017 Newsletter



ANNUAL MEETING ELECTION RESULTS

Thank you everyone who sent in your ballots and/or who attended the recent Annual Membership Meeting! Jim Huffman, received 58 votes and was re-elected. Amy Carmona received 65 votes but will not be able to serve due to having recently sold her Hampton Village home. Stefan Harbov received 4 write-in votes.

BOARD VACANCY

There is therefore a vacancy on the Board of Directors that the Board plans to appoint someone to fill. If you are interested in serving on the Board please complete the attached form and send it to management via email, fax or mail by July 31st. A meeting will be arranged in August at which you can discuss your qualifications and interest in serving with the remaining four board members. Thank you!

COMING SOON....

KEY FOBS!

We are pleased to announce that the Board of Directors has approved converting the pool gates and the breezeway gates to a fob entry system. You will be mailed more information and one fob per household as this project draws near. This new system will help deter trespassing in the pool area

or on the property, as fobs can be turned "off" when residents move away. Also, we



Board of Directors

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

The Management Trust

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 Emergencies Only**
 866-324-3704

**Security: Paladin Private Patrol
 (916) 331-3175**



want to report that there have been reports of groups loitering in the breezeway and the neighboring Serenity Homeowners Association has had to repair extensive damage to one of their pedestrian gates. Please call Paladin Security if you hear people hanging out after hours in the common areas, including the breezeway. Thank you.

2017 BOARD GOALS

The Board of Directors has adopted the following as this year's goals:

- Key Fob conversion project at pool and breezeway;
- Community Garage Sale (September);
- Research Security Cameras for Pool and Entry Area
- Build New Community Website!
- Resolution of TV Cable and Satellite Dish Provider Issues



MAINTENANCE MATTERS

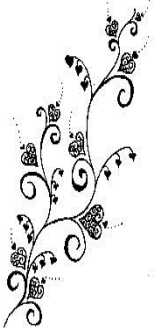
Homeowners & Residents are the eyes and ears of the Community. If you see a street light out, broken sprinkler, or flowing water etc., please take a moment to either call management or send an email so these issues can be corrected. Also please check your faucets and toilets and make sure to fix any



leaks. Thanks so much!

VINE ISSUES

Creeping vines are a part of Hampton Village's original landscape design and are intended to cover the surface of ground floor patio walls. However, at no time should these vines be allowed to grow onto the surface of the residential buildings where they will cause damage to the stucco surface. The community's CC&Rs and Operating Rules provide that owners are responsible for maintaining landscaping on patio interiors. This includes maintaining the vines to prevent them from growing onto the building walls inside or above each unit's patio. Owners are required to tend to vines to prevent them from growing onto walls and must completely remove any vines from building walls and to remove any dead vines left from this process.



ASPHALT REPAIRS AND COATING

The Association will be having the asphalt throughout the community seal coated later this summer by Action Asphalt. A specific notice with more details about this project will go out when the dates for this project are set. The work will include asphalt repairs at the entry area, crack sealing of cracks that are greater than 1/4" wide and seal coating of all of the asphalt areas.



SAVE THE DATE!!!
9~23~17
Community Garage Sale

PEST CONTROL

Dewey Pest Control treats the common areas twice per month to kill ants, roaches, spiders, rats, mice, silverfish, voles and wasps, and offers a discount on interior service to residents (\$35 per visit, or \$75 for emergency service) on days that they are on site servicing the common areas. If you are interested in having the interior of your home treated during a service day please contact Dewey Pest Control at 916-386-4677.

PATIOS AND BALCONIES

Let's all work to keep Hampton Village looking neat and clean. Please check your balcony if you are in units ending in numbers 11, 12 or 13 (second floor) and remove clutter, extra/empty pots, and other items that are not being used. Please note that patio furniture is allowed, but only if it looks good and is in good repair and that there is no storage of other items on balconies. If you have architectural approval for black netting/screening attached to your balcony railings, please make sure it is not torn or loose. Thank you everyone! Here are some highlights from the Association's Rules and Regulations:

- Patios and balconies are to be kept neat, clean and clear of clutter. All Storage must be inside of your unit. Nothing may be stored in common areas including exclusive use common areas such as patios and balconies.
- No fire pits are to be used on balconies or patios.
- Items such as outdoor patio furniture, propane barbeques, etc. are to be maintained in proper operational repair. Broken or torn items are to be repaired or disposed of properly.
- Broken planters and dead plants must be removed from patios and balconies.
- No indoor furniture is to be kept on the patio.
- Towels, rugs, clothing and other similar articles shall not be hung from any window, railing, balcony, or fence.
- Garden hoses, garbage cans, brooms, mops, cardboard boxes, and similar items are to be kept out of view from the common area.
- Balcony and patio walls may not be pierced or punctured in any way without approval from the Architectural Committee.
- Balcony railings may be covered only with the approval of the Architectural Committee.
- Any items located on a patio or balcony that exceed the height of the wall railings enclosing the patio or balcony must be approved by the Architectural Committee. This shall not apply to standard patio umbrellas of a neutral color to include tan, brown, and white. No colored umbrellas please. Any other items must be approved by the Architectural Committee.

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.
- 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.
- If you have a guest staying with you for an extended period of time, please be sure to contact the management office. Variances can be granted for up to 7 days for visitors up to four times per year.
- To request a variance; the homeowner/resident must submit the enclosed form at least two working days in advance of stay to Nina Lilley of The Management Trust (see front page for email address). Variances are not considered approved until homeowner/resident has been notified by management.

TREE REMOVALS PLANNED

We are happy to report that the Board of Directors has approved removal of all fruit bearing Gingko trees near driveways by Eco Landscape and Tree. The work is scheduled for **July 19th**. The Board plans to put in new, more appropriate (smaller, less messy) trees this fall in these locations. If you have a fruit bearing Gingko tree by your driveway please **DO NOT PARK** in your driveway that day. The contractor will not be responsible for damages to vehicles.

UPCOMING MEETINGS

Board Meetings are usually held on the last Wednesday of March, June, and September, and on the 1st Wednesday of December. To save the association’s funds, the Board has decided to post the Agendas for upcoming meetings on the bulletin boards rather than mailing them to all members. Please check the bulletin boards (at the mailbox areas) if you would like to see what items the Board plans to discuss. Agendas are posted at least 4 days before meetings. All Owners are welcome to attend board meetings and will have the opportunity to share input before decisions are made. If you are unable to attend a meeting and have some input for the Board, please feel free to send it to management and Vicky will be sure to include it on the next meeting Agenda for discussion. Thanks everyone!

INSURANCE

The Russo Insurance Agency now handles all of the Association’s insurance policies. Unit Owners (whether leasing out their units or not) should carry HO6 policies, and renters should carry Renter’s Insurance policies. If you are not sure what coverage is needed, please contact Tina at the Russo Insurance Agency at 916-791-1901 or at Tina@RickRussoInsurance.com

