

At The Arbors



Hampton Arbors Home Owners Association

FALL 2006

Your Hampton Arbors HOA Board Members:

Ken Graves
President

Shelia Striker
Vice President

Jamey Short
Treasurer

Jason Crittenden
Secretary

Gene Flathmann
Member at Large

Contact the Board:
hamptonarbors@aol.com

Important Dates:
Pool Closes:
Monday, Oct. 2
HOA Meeting:
Sunday, Oct. 15

HA Online!

The Hampton Arbors website will be updated soon to include important community updates and news. Check often...
www.hamptonarbors.com

A Note From The Board...

The last few months have been busy for the new HA Board of Directors. The process of beginning to manage the property has definitely been challenging and difficult to say the least. However, we are beginning to get a firm grip on the

community's needs.

At the first board meeting, we began developing a list of items that need attention throughout the property. As you might imagine, the list was extensive. As we continue working through these items, we ask that home-

owners/residents continue being patient and willing to help when needed. We look forward to updating everyone on projects that are underway in more detail at the upcoming HOA meeting on Sunday, Oct. 15.

HOA Meeting—Sunday, Oct. 15 @ 4:00pm!

Food will be provided at the fitness center/pool from 4:00-6:30pm. Bring your own drink.

Landscaping...

Board members have met with and walked the property with our landscaping company, Fields of Green, several times now. We plan on continuing our relationship with this company as they seem eager and able to help us make the property more appealing. A plan has been presented to the board which includes landscaping proposals for

most of the property. While we agree that there are landscaping issues at each building, the budget does not allow us to give attention to each area at one time. So, we have developed a plan that will allow each building to receive landscaping attention over the next several months. Keep in mind that we will not be completing the project for one

building until all buildings have had some attention.

We are looking for people to "adopt" planters that are hanging on the balconies of some of the buildings. If you will commit to the upkeep of these planters (watering) place a red ribbon on them and FOG will plant fall color. Planters not "adopted" will be removed and relocated.

Problem Areas...

As homeowners and residents we MUST assume responsibility for the general upkeep and value of our property. Following are two important issues we need everyone's help with.

Fitness Center and Pool...

There have been several recurring issues at this area for many months. These include trash and food being scattered all over the area, water hoses being turned on and left in the pool overnight causing it to overflow, restrooms being trashed, holes being punched in the walls, graffiti, pool furniture being thrown in the pool, etc. Because we have also had issues with unaccompanied minors using the fitness center and pool, we believe this to be the root of the problem. Minors may not use these

facilities alone! The Board is looking into getting surveillance equipment for this area. Once it is installed, anyone caught vandalizing the area will be held responsible for damages including the cost of repair AND surveillance equipment which is very expensive. The Duluth Police have been notified of this issue. When the persons responsible are caught, charges will be filed.

Dumpster Areas/Trash...

Improperly disposed of trash has been a problem almost daily on the property. Trash is to be placed INSIDE dumpsters, not on the ground inside the surrounding fence. There is a \$250 fine for disposing of trash inappropriately. Items too large to fit in the dumpsters (i.e.

furniture) must be removed from the property.

The Board is aware that trash being improperly dumped causes many problems including flies, stench, rodents, etc. These areas will be pressure washed soon. However, it will require everyone's help to keep them clean.

The Duluth Police have also been notified of this issue as it violates city ordinances. Again, charges will be filed as necessary. The Board is looking into surveillance equipment for the dumpster areas as well. So, the next time you throw away your trash, smile! You might be on camera.

Porches and Walkways...

Please remember that these areas must remain clear of items such as toys, bicycles, trash, grills, etc.