

The Whisper

Management Office Hours

Tuesday - Friday 12 - 1pm

Saturday 12 - 2pm

Phone: 973-300-9440

Emerg.: 973-271-4848

Fax: 973-300-9446

E-mail: theboard@

hampton-commons.com

The above email address goes to all five members of the board as well as Milici Management.

February 15, 2011

Volume 1, Issue 1

Senior Times

The Sussex County Department of Human Services, Division of Senior Services has developed a newsletter which focuses on senior concerns in areas of health, transportation, nutrition, special events and



Sussex County Court House

other topics which may be of interest to some in our community. If you are interested in receiving the newsletter, call (973)579-0555 or email to seniorservices@sussex.nj.us .

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A New Face for and Old Place

Thanks to Bonnie Venable the HCCA website has had a long overdue face lift. The address is www.hampton-commons.com that has not change.

What will be different is that we will have someone dedicated to keeping the page up to date. The Communications

Committee and the Board still have a lot of work preparing information for the site but Bonnie will keep the site current to what is happening in the Commons.

There is long term goal to expand the functionality of the site to handle



registration of members, legal documents, construction specifications/ applications, forums and a host of other web services for the community. Taking it one step at a time the work that Bonnie is doing will be the foundation.

Garage Sales

Hampton Commons permits two garage sales each year. The first sale is in the Spring and the second one is during the Fall. The association will

take out an advertisement in the local newspaper one week prior to the event. The garage sales will run for a weekend.

Dates for 2011 :

Spring—Saturday & Sunday May 14th and 15th

Fall—Saturday & Sunday October 15th and 16th

Seniors Luncheon at the Commons

A Seniors Luncheon is held at the Clubhouse on the 2nd Monday of each month. Mark your calendars and join your

senior neighbors for an afternoon for some socializing. For further information call

Maggie Leddy at (973)579-6013. Registered attendees please call if you are not coming .

The Whisper

“Residents may add an item to the agenda by contacting the board.”



H.C.C.A. Meetings

The meetings are held every odd month on the fourth **Tuesday at 7:30pm** in the **Clubhouse**.

Board of Trustees open meeting dates for 2011

March 22

May 24

July 26

September 27

H.C.C.A. Annual meetings date for 2011

November 22

The annual meeting will focus on the review of the annual 2012 budget and the board of trustee's election.

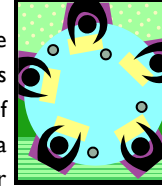
The format of the meetings follows "Robert's Rules of Order". An agenda will be created for each meeting. Residents may add an item to the agenda by contacting the board. The dead line for agenda revisions is two days prior to the meeting.

If you wish to speak at the meeting a "sign-in" sheet will be at the table as you come in.

The sign-in list helps with record keeping.

Speakers are expected to stick to the agenda items and will be asked to keep comments less than five minutes in length. The time limit is in place to provide an equitable duration of time for all members who wish to speak at the meetings.

If you have infrastructure problems such as a roof leak, structural deck issues, broken sidewalk, etc. please contact Milici Management immediately.



Email List lowers Circulation Cost

The newsletter is paid for by the association. It is put together by volunteers so it is not expensive and in actuality the mailing is the most expensive aspect. The cost of mailing could be greatly decreased if some readers would volunteer to read it on-line. This will also save us paper and toner.

If you are interested in receiving

and email when the newsletter is issued please send an email with your name and email address to

jtakacs@hampton-commons.com. You will be removed from the mailing list and put on the email list. A notice will be sent out that the newsletter is available on the website and a PDF can be downloaded.

If you are not interested or not

capable of reading the newsletter on computer disregard this article and expect your copy to be in your mailbox sometime in the middle of the even months.

Also if you rent your unit, make sure your renters are on the mailing list or email list so they can stay current on the happenings in the Commons.

The Whisper

Origins of the new name of the newsletter are born from irony. The idea that this Whisper is not behind closed doors and it does not consist of conspiracy and secrecy. This Whisper is circulated throughout the community.

On a lighter note the newsletter is meant to communicate to the members of HCCA in a positive and helpful way.

Constructive informative articles are welcome so if you

would like to write something please contact me. jtakacs@hampton-commons.com I will bring it to the Communications Committee. Generally articles are 250 to 500 words but hey lets talk. If you have a recipe or you know what flowers the deer are not eating write a little something.

There is also plans to sell advertisement to local merchants in order to generate some revenue. This was done in the past by Julie Natoli. If memory

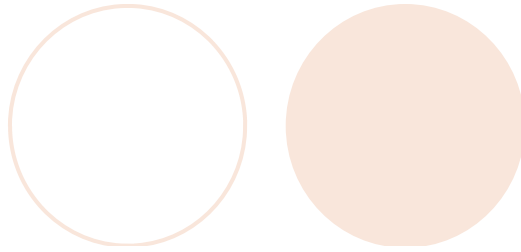
serves me correctly she was quite successful. We could use someone to sell ads again.

Two things are for sure "There's always room for JELLO pudding" and "There's always room on the Communications Committee".

By John Takacs

The Whisper

“Do you want to
have an opportunity
to have a positive
voice in our
community? “



Committees

The committees promote a healthy interaction between residents, the Board of trustees and the Management Company to maintain and improve the quality of life in the Commons. There are a number of committees which address these qualities and they all need volunteers. Have a say in your community and **join one today.**

Do you want to have an opportunity to have a positive voice in our community? A committee will provide, those who can volunteer a little time, an opportunity to influence decisions usually reserved solely by the Board.

Hampton Commons continues to be a work in progress and should have the benefit of peo-

ple who can contribute positively with their talents, to assist in the resolution of problems that currently face us now and that will confront us in the future. Currently the Board is establishing a number committees with the help of volunteers.

Welcoming

Purpose: Greets new residents of Hampton Commons and provides them with information about our community.

Members: Sue Durina and Chris Hurd

Architecture & Landscaping/Building & Grounds

Purpose: This committee has a broad responsibility to manage the look of the community grounds and buildings.

Members: Currently no members.

Communications

Purpose: To forge lines of communication conveyed by printed and electronic means. The information will be in the form of a newsletter, webpage, flyers, letters, etc. This committee is responsible for writing, reproduction and moderating all forms of media. The next meeting is January 11 Tuesday 7:00 pm at the clubhouse.

Members: Edgar Flarety, Chris Hurd, Nancy Arduengo, Alex Ricciarro, Bonnie Venable, Carol Bennett and John Takacs.

Social Committee

Purpose: Planning parties and social events for community is the major focus of this committee.

Members: Kay Kenning and Maggy Leddy.

Governance

Purpose: Provides an Alternate Dispute Resolution platform for all unit owners. This services can be used to settle disputes between unit owners or unit owners and the board.

Members: Caroline Samarco and Shelia Caruso.

Neighborhood Watch

Purpose: This committee is reflective of the times we live in. We are the size of a small village and require the need to keep our community safe and secure on a daily basis and in emergent situations.

Members: One per block is the minimum for this committee to be effective.

Finance

Purpose: A group of objective professionals who can formulate unbiased financial-based reports in order to benefit the board and homeowners.

Members: Currently no members.

The Whisper

Community Involvement Makes for Better Living

In order for the association to run the way we (the members) want it to run requires involvement from the community. There are many degrees of voluntary involvement. There are volunteer commitments that demand weekly attention, there are tasks that need to be done once and there is everything else in between.

The board does not expect volunteers to dedicate as much time as they do but instead there is a lot of task that need to be taken care of with relatively small time requirement.

I would like to mention some of the people who do things for us and let me thank them ahead of time.

Kay Kenning and Maggy Leddy are both involved with the Social Committee. They organize social event for the community like a seniors luncheon every month. Kay also shows the clubhouse to prospective renters and keeps track of deposits, fees, cleaning and the calendar. Kay does not get paid for the work she does for the clubhouse rentals. The clubhouse has been booked on a regular

base and I attribute that in part to Kay's efforts.

Leslie Golle and Ken Lack take care of the tennis and basketball court. They basically mend the net report vandalism at the courts and replace the basketball nets when needed. They both are also responsible for the Christmas decorations at the



This is how God sees Hampton Commons when he uses Google Earth.

wing walls. Leslie and Ken are going to get the board some prices (estimates) on resurfacing the tennis court. This does not mean that the courts will get resurfaced this year but it will give the board some price reference to see if the project is financially feasible. Never the less the information on project cost and scope of work that they are going to provide will be used to fortify the capital reserve study.

One day last year Nancy Arduengo made mention that the dog statues marking the

dog walking areas were damaged. The board asked for her help in replacing them so Nancy found and ordered (with board approval) the robust dog statues that are found at the dog walks today. Nancy is also involved with the Communications committee.

The webpage has been in

need of a face lift for as long as I have been on the board (four years). Bonnie Venable is using her vast web development experience to clean-up the pages and in the near future she will update the look and functionality of the association site. Her work has been unveiled, make sure you check it out at www.hampton-commons.com. Obviously Bonnie is a Communications committee member.

I wish there was enough space to mention everyone who has volunteered their time to help build this community. People have been volunteering to whatever degree since the start of the

association. Some are still involve and some are not. The goal is to have member involvement to whatever personal limit suites them. The board only asks for conscientious effort and comprehensive execution (finish what you start).

Member involvement has several benefits that affect the community in a positive way. One benefit is that it reassures individual that they can be in-control of what goes on in the community. Another plus is that many hands make lite work. The work that gets done adds value to our property. Remember we are all partners and own a share in the association.

Here is a list of things that the board has on the table: •Emergency Management Plan, •Gas Pipe inspection, •Building and installation specifications, •website, •newsletter, •town meetings, •shareholder meetings, •clean-up piles of siding next to the clubhouse, •neighborhood watch, •Shrub ordering and planting surveys, •review landscaping scope of work, •investigate systems for members to pay on-line, investigate basketball and tennis court refurbishing, •investigate shelter for pool furniture, •Feasibility study for street light upgrade to LEDs, •feasibility study for solar energy, •leg work for berm and tree installation behind diner, •community benches in open areas, etc.

Is there a committee or task in the list that you think you would like to be a part of? There are several ways to contact the board. For contact information see page 7.

By John Takacs

Management Company Information

Volume 1, Issue 1

The Hampton Commons Board of Trustees hires a management company to oversee the everyday affairs of the Community. Management recommends to the Board contractors to perform work required to maintain our physical plant, collect maintenance fees, and maintain a financial system which deal with payments for work performed on our building and grounds. We have hired Milici Management Company to oversee our affairs.

**Milici Management Company
c/o Hampton Commons Condominium Association
54 Eagle Drive
Newton, NJ 07860-1488**

Your maintenance payments may be mailed to the above address or you can deliver them to the Clubhouse and give them directly to Santo Milici. If he isn't there, drop them in the slot in the door.

DO NOT SEND PAYMENTS TO ANY OTHER ADDRESS.

For all issues dealing with particular unit or grounds problems, the following telephone numbers are available:

Clubhouse: (973)300-9440 This number is for property management issues and club house rentals.

Emergency: (973)271-4848 This number is for Urgent calls only. 24hours 7 days a week.

Email: theboard@hampton-commons.com

The Clubhouse main number offers two choices - one for community issues and the second for Clubhouse rentals (follow prompts).

Santo Milici is available in the clubhouse office please see front page for office hours.

“Issues raised by members of the public may or may not be responded to by the Board.”

Legal

Legal matters which confront the Board are dealt with by Jeffrey A. Sirot, Counselor at Law, from the firm of:

Greenbaum, Rowe, Smith & Davis

Jeff manages our delinquent maintenance fee accounts, the rewriting of our governing documents to bring them up to date and make them easier to understand and the communities legal affairs.

Special Meeting

In effort to stream the now 20 something old Governing Documents the board commissioned Jeff Sirot to rewrite the master deed, bylaws and eventually the resolutions. Basically the task was to make the docs easier to read and understandable to everyone not just lawyers.

At this point the board has reviewed the first draft. Next the draft will be sent to member for review. The draft should be in the mail to all owners this week.

This gives the members a little over a month to review the documents and prepare comments or questions. A

special meeting has been scheduled for **April 26, 2011 at 7:00 pm down at the clubhouse.**

The board will be there to listen to concerns. Legal council Jeff Sirot will be there to field questions and explain the process to completing this endeavor.

Meeting Protocol

During the course of the Board meeting, the Hampton Commons Board of Trustees offers members of the public an opportunity to address issues regarding the operation of the Hampton Commons. The Board reminds those individuals who take this opportunity to identify themselves by name and address, and to limit their comments to items listed on the agenda and/or items directly related to the operation of

the community.

Issues raised by members of the public may or may not be responded to by the Board. All comments, however, will be considered and a response will be forthcoming if and when appropriate. The Board asks that members of the public be courteous and mindful of the rights of other individuals when speaking.



Important Telephone Numbers

State Police:	973-383-1515
Fire Dept.:	911
Ambulance:	911
Poison Control:	1-800-222-1222
United Water:	973-764-9708
Electric Co.:	1-888-544-4877
Gas Co.:	1-800-492-4009
Animal Response Team:	973-940-1666

Club House Rentals

ALL RENTERS MUST BE HAMPTON COMMONS RESIDENTS. The rental fee is \$200. Call management **973-300-9446** for reservations.

Perspective renters are required to meet and agent at the clubhouse to review details of the rental.

All renters must be members in good standing, are current in their maintenance fee and have no outstanding fines or late fees. Your Clubhouse Entry card must be active.

Rental Requirements:

A check drawn on your account (money order or cashiers check is acceptable, as well) payable to "Hampton Commons Condominium Association" in the amount of \$400 will be required. The rental for the Clubhouse is \$200. The remaining \$200 dollars is for security purposes.



The rental amount \$200 is NON-REFUNDABLE once the date requested has been secured. The security amount of \$200 will be returned when all post rental inspection conditions have been satisfied.

If a check does not clear our bank, a fee of \$25 will be charged to the homeowner's account, and the rental will not be approved.

A Certificate of Insurance from homeowner's insurance company, which shows a minimum of \$300,000 liability, and shows coverage to an extended location of temporary rental.

Maximum Capacity

250 Persons
150 Persons
100 Persons

Standing- No Tables or Chairs
Standing & Sitting- No Tables
Sitting or Standing Around Tables

NO SMOKING ON THE PREMISES!!

The Board of Trustees

Hampton Commons Condominium Association

54 Eagle Drive
Newton, N.J. 07860

Email:
theboard@hampton-
commons.com

Contact Phone number:
(973)300-9440

Emergency Phone number:
(973)271-4848

President:
Vice President:
Treasurer:
Community Relations:
Secretary:

Chris Hurd
Jim Leddy
Edgar Flaherty
Steve Baetz
John Takacs

To contact the board

By phone call the clubhouse office and leave a message.

By email send message to theboard@hampton-commons.com. This address is forwarded to the five members of the board as well as the maintenance representative.

To email just the board, send a message to justtheboard@hampton-commons.com. This address is only forwarded to the board members.

Come to a meeting. If you do not want to speak in public you can speak to a trustee after the meeting is over. The schedule for the meetings can be found on the front page.

Say hello when you see us around the neighborhood. We are not just trustee we are members.

**Maintaining a
comfortable lifestyle
for all.**

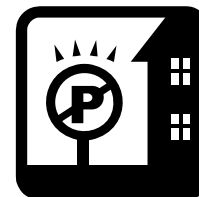
Vehicle Parking

The rules governing the parking of auto vehicles within the community are very explicit and strait forward. Yet, illegal parking is still a problem. Simply stated the rules say:

"There is no parking on the following streets or lawn areas: Rhea Run, Sparrow Circle, Peregrine Point, Pelican Point, Bluebird Court, Cardinal Lane and Oriole Terrace."

Eagle is the only exception. Parking on Eagle Drive is allowed on the right side of the street (west) as you enter.

Please park your vehicle(s) in your driveway or in the designated parking areas only.



Waste Removal

Regular and bulk* trash pickup is weekly and on Friday.

Only two (2) 30-gallon containers of household waste will be picked up curbside weekly. For bulk pickup: either one 30-gallon container OR one large bulk item (refrigerator, couch,

washer, dryer) will be picked up curbside weekly with your regular garbage.

*Note: bulk will not be picked up on the following days: New Years Day, July 4, Christmas. Pick-up will be on the following day even if the Holiday falls on

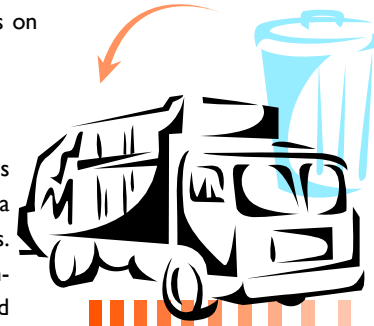
a Friday. Auto parts, building materials, fuel storage containers will not be picked up. Do not allow other than Hampton Commons individuals to bring their bulk garbage to your residence.

Recycling Schedule 2011

Jan.26 - Feb.23 - Mar.23 -
Apr.27

Recycling items: glass, brown, green, clear containers, tin cans, aluminum cans; plastic soda bottles, milk, juice, water jugs, bleach, detergent soap, shampoo bottles.

Newspapers and magazines will be picked up once a month on recycling dates. Newspapers must be bundled and tied diagonally and horizontally. Do not put newspaper and magazines in paper bags or plastic.



We are on the web
www.hampton_commons.com

Please drive slow and
protect our most precious
resource.



Hampton Commons Condominium Association
Newsletter
54 Eagle Drive
Newton, N.J. 07860

«First Name» «Last Name»
«Street1»
«City», «State» «Zip»