

HAMPTON COMMONS

Condominium Association

December 2010

Winter << Newsletter >> 2010

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Winter

As we enter the holiday season and approach the end of the calendar year, it is always positive to reflect on where we, as a community have been, and where we are going. The year 2010 has been a year of great movement and improvement for the Hampton Commons community. The Board has had the opportunity to authorize many

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Hampton Common Condo. Assoc. Meetings

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

Board of Trustees open meeting dates for 2011

January 25

March 22

May 24

July 26

September 27

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

November 22

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Management Office Hours

- Tues. - Fri. 12 - 1pm
 - Sat. - 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.

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

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 .

Winter

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projects that are going to improve the overall aesthetics and quality of life for all of the residents of the community.

The roadway paving has been completed on Peregrine Point, Pelican Point, Rhea Run and a lower portion of Eagle Drive. The remainder of the community will be completed in the spring of 2011. This is the first time the roads have been done in the community since its creation, and when complete, will improve the overall clean look of the community we are striving for. In addition, speed tables will be installed as part of the roadway on Eagle Drive. It is the Board's hope that this will alleviate many of the speeding problems that have been brought to our attention.

Secondly, a new fence is in the process of being finished around the pool. This has been badly needed for quite some time. The fence is made of high density composite material, which will last longer than the old wooden fence. This will

bring a fresh look to the pool for the 2011 season.

Finally, and probably most importantly, your dues are remaining at their current level. The Board has made it a point to live within the current revenue stream, and we are able to get these projects done without any additional cost increases to you. As the New Year approaches, this will remain important to the Board. We will do everything we can to raise the standard of living in the community while keeping to our budget.

Again, here's wishing the entire community a happy holiday season and a bright New Year. We hope to see you at our first meeting of 2011, on Tuesday, January 25.

*Christopher Hurd
Vice-President*



Meetings

Continued from page 1

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 deadline 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.



The Board of Trustee

President:	Steve Baetz
Vice President:	Chris Hurd
Treasurer:	Edgar Flaherty
Trustee:	Jim Leddy
Secretary:	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.

A Message from the Board

Well the paving has started. Pelican, Peregrine, and Rhea roadways have been paved. The parking areas on those streets still have to be completed. The asphalt phase of the project has been halted for the rest of the year and probably won't resume until the spring. Replacing the curbing on Sparrow will continue as long as the weather allows.

The election was held at our November 23, 2010 annual meeting. The result was that both Jim Leddy and Ed Flaherty retained their positions as trustees on the Board. The two residents who volunteered to do the vote counting are Susan Datria and Jennifer Lynch.

The positions of trustee on the Board will be announced at the January 25, 2011 meeting.

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 people 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, Chris Hurd and Amy Hurd

Architecture & Landscaping/Building & Grounds

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

Members: Ken Lack and Leslie Golle.

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.

Town Criers

Purpose: Distributing the newsletter and flyers produced by the Communications Committee.

Members: Currently no members.

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.

Pool Area Upgrade

The white fence surrounding the pool area has been replaced. It needed major remediation and repainting. The Board felt that our available funds would be better spent in replacing it with a new one. The fence is made of recycled plastics. It is manufactured by a company called Natures Composites of Wyoming and has been installed by Life Enterprises Construction. The original poolside tables and umbrellas have seen better days. Both will be replaced. The tables will be made of the same material as the fence. The reserve account funded \$27,107.00 for the project.

Alternate Dispute Resolution

Our legal counsel Jeffrey Sirot held an Alternate Dispute Resolution (ADR) instructional session for Caroline Samarco and Shelia Caruso two volunteers for the Governance committee. There is a need for a few more volunteers for this committee.

To all Hampton Commons Residents Merry Christmas and a Happy New Year

Please remember, the Sparta Ecumenical Council Food Pantry will still need goodies in 2011.

God Bless You for Your Kindness.

Carol Bennett
35 Eagle Drive
Hampton Commons
973-383-3402

If you would like to provide any item(s), Carol will take it to the pantry. Just drop it off at the above address.

“One can, one box, a bagful, a truck-full!”
Carol Bennett



Essential Information

During the paving project the residents of two streets that were to be milled had been notified that they would have to move their cars off the blocks that were to be worked on the next day. However Management was advised late the previous afternoon that the milling would not take place the next day. It became necessary to contact all the residents who were notified of the change. Management set about telephoning those residents involved. However it was discovered a significant number of residents do not have telephone numbers, where they can be reached in an emergency, registered with management. It is essential that in times of emergency, that management have the means to contact those residents involved as quickly as possible. All residents, including those who rent should be certain that a telephone number where you can be reached is registered with Management.



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.

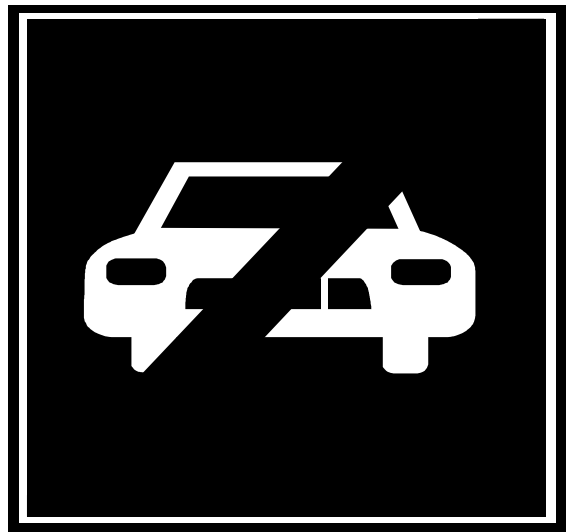
VEHICLE PARKING

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 ABSOLUTELY NO PARKING ON THE FOLLOWING STREETS OR LAWN AREAS - RHEA RUN...SPARROW CIRCLE...PELICAN POINT...PEREGRINE POINT...BLUEBIRD COURT..... CARDINAL LANE...ORIOLE TERRACE".

EAGLE DRIVE IS THE ONLY EXCEPTION. PARKING ON EAGLE 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.



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!!

IMPORTANT TELEPHONE NUMBERS

State Police: 973-383-1515

Fire Dept.: 911

Ambulance: 911

Poison Control: 1-800-222-1222

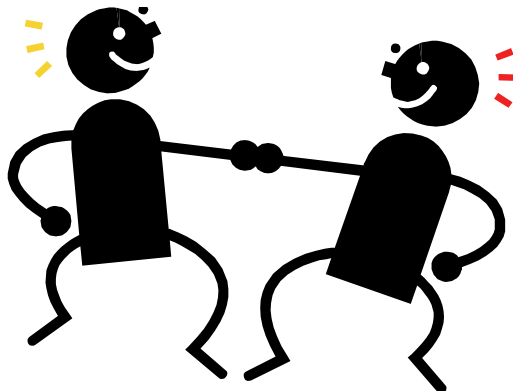
United Water: 973-764-9708

Electric Co.: 1-888-544-4877

Gas Co.: 1-800-492-4009

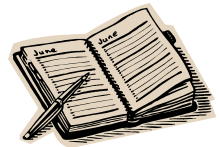
Animal Response

Team: 973-940-1666



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.

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»