2019

HAMPTON PLACE

HOMEOWNER'S ASSOCATION MEETING

Welcome & Introductions

Meeting Rules

- Presentation Material will be presented first
- Questions may be asked
  - As time permits
  - Applicable to current topic only
  - Discussion - 2 minutes maximum
  - Board Member may ask to “Parking Lot” discussion for later time
- Meeting hard stop at 8:20 PM

Welcome & Introductions



Welcome New Residents!

2018-2019 HOA Leadership

- **Directors**:
  - Brad Gladish (President)
  - Jason Jacobs (Vice President)
  - Patrick Retko (Treasurer)
  - Donna Sabo
  - Chris Schwanenberger

- **Committee Chairpersons**:
  - Design Review – Position Open
  - Decorating – Position Open
  - Event – Position Open
  - Maintenance – Larry Mollenkamp

Board of Director Elections

2019-2020 HOA Leadership

Board of Directors:

- Brad Gladish*
- Jason Jacobs
- Patrick Retko
- Donna Sabo*
- Chris Schwanenberger*

Officers:

- Brad Gladish (President)
- Jason Jacobs (Vice-President)
- Patrick Retko (Treasurer)
- Donna Sabo
- Chris Schwanenberger
- Dan Ghramm (Secretary)

*Voted in by residence in attendance at meeting.
Officers voted on by Board of Directors 04/02/19

Meeting Agenda





Development Updates

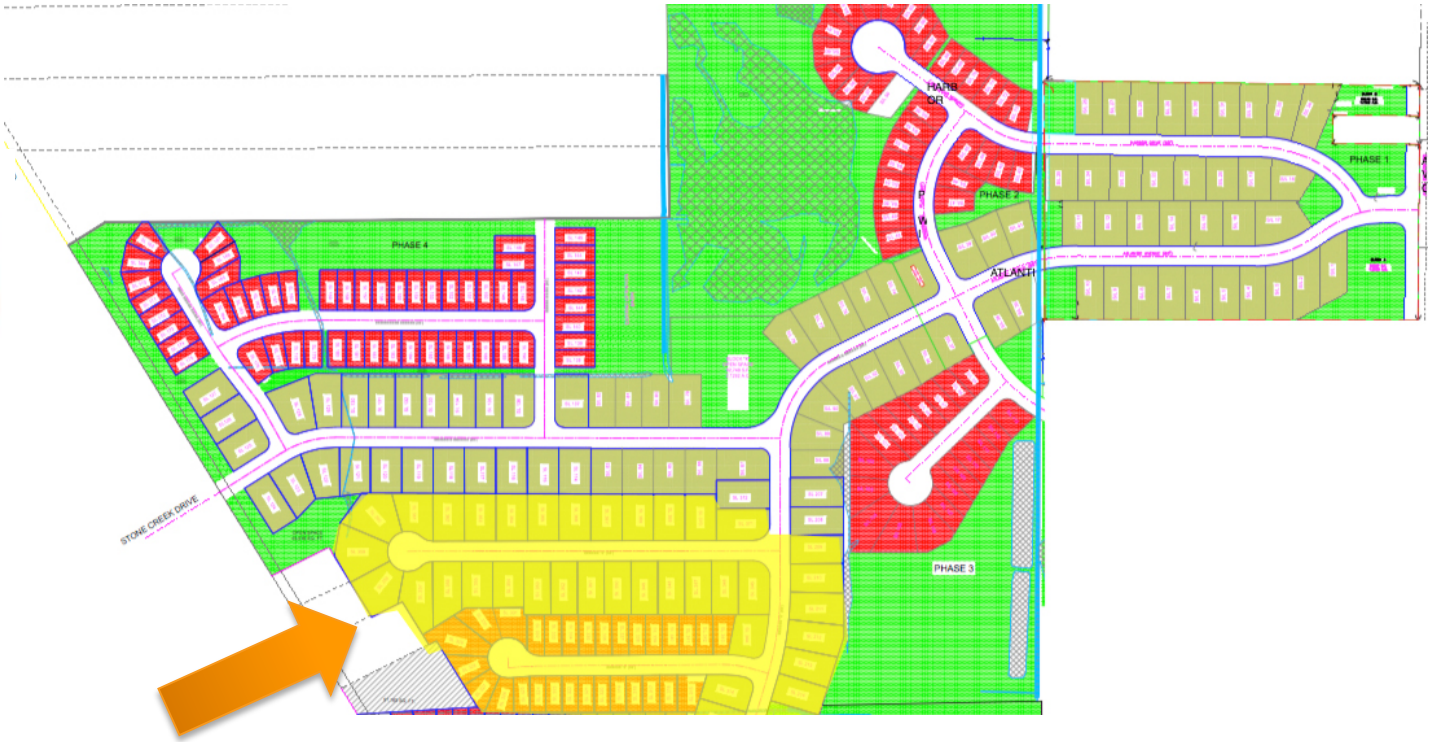
Hampton Place Homeowner's Association

Development Updates

PHASE V



68 Homes



Development Updates

RESIDENT SUBMITTED QUESTIONS:

1. **Due to being frozen, can the cluster box mailbox on Covey be either turned around so the locks face east, or moved across the street to the concrete pad there, so the locks face east? Are overhangs over common mailboxes possible?**

The location and the direction of the mailboxes were determined by Ryan Homes and approved by the N. Ridgeville Post Master General. The Board of Directors will consider the move based on input from other affected residents, feasibility to move including costs, and acceptance by parties listed above.

The Board has considered longer term plans for cluster mailboxes including structures, lighting, landscaping, etc. Due to budgetary constraints, this was not included as part of 2019 budget.

2. **Will there be a sidewalk installed from the street to the cluster mailboxes on Thornbury for easy access for the mailman as well as the residents?**

Ultimately yes, but timing TBD. Due to significantly less cost, the Board of Directors is working with Valore Builders to include this as part of the concrete work being done for phase V.

More information hopefully coming soon!

Development Updates

RESIDENT SUBMITTED QUESTIONS:

1. **Do we have permission to fishing HOA ponds? Is it possible to sign some type of contract releasing the HOA from any liability should someone get hurt?**

No. All "ponds" within Hampton Place are actually Surface Water Management Systems. Per HOA Declaration of Covenants 5.5 Restriction of Use:

No use of the retention basin including, without limitation, fishing, swimming, boating, playing or use of personal flotation devices, shall be permitted.

2. **Would it be possible to coordinate a community garage/yard sale? The idea would be to have as many residents as possible participating (either we put tables out like when we do our community parties or at each individual house) that way we attract more clientele.**

Possibly. Additionally, there have also been requests for a Facebook Group "Hampton Place Garage Sale" for residents only.

The Board of Directors will consider this for 2019 and beyond at our next Board meeting.

Swimming Pool Updates



Swimming Pool Updates

2019 Pool Season: May 25 – Sept 2

SUMMER HOURS
N. Ridgeville City Schools Closed

DAY OF WEEK	OPEN	CLOSE
MONDAY	11 AM	8 PM
TUESDAY	11 AM	8 PM
WEDNESDAY	11 AM	8 PM
THURSDAY	11 AM	8 PM
FRIDAY	11 AM	8 PM
SATURDAY	11 AM	8 PM
SUNDAY	11 AM	8 PM

SCHOOL SEASON HOURS
N. Ridgeville City Schools Open

DAY OF WEEK	OPEN	CLOSE
MONDAY	4 PM	8 PM
TUESDAY	4 PM	8 PM
WEDNESDAY	4 PM	8 PM
THURSDAY	4 PM	8 PM
FRIDAY	4 PM	8 PM
SATURDAY	11 AM	8 PM
SUNDAY	11 AM	8 PM

*Memorial Day & Labor Day Hours are 11 AM – 8 PM



2019 Pool Rules - REQUIRED

Use of the pool, pool house, and associated recreational areas are available only to Hampton Place residences whose annual dues and financial penalties to the Hampton Place Homeowners Association are current and paid in full. Any residence with outstanding balances is prohibited from use until all obligations are paid in full as verified by the HOA's management company.

Registration for use of the pool is required annually and in advance. Registration forms will be mailed with the annual invoices. If you fail to register prior to the pool opening, you must contact the Homeowners Association Management Company to register for pool usage. A small fee may apply.



2019 Pool Rules

- All Pool Rules are posted on the HOA Website (hamptonplace.org/pool)
    - Annual Registration
    - General Rules
    - Health, Safety & Emergencies
    - Conduct
    - Guests
    - Private Parties



Water Feature - Installed for 2019

Backordered and not available for 2018 season (not a new expense).



This image is an example water feature as planned, but may differ from actual fixture installed..

Swimming Pool Updates



ROUGH POOL FLOOR

Due to the pool floor being brand new, temporarily, there may be rough spots that could cause minor scrapes and cuts to bottom of feet.

Metropolitan Pools will continue to sand down the floor where rough spots are identified.

Please consider wearing water shoes, socks or medical tape on your feet.



Swimming Pool Updates

RESIDENT SUBMITTED QUESTIONS:

1. **Is it possible to have an adult-only swim time?**

Yes, during the last 15 minutes of every hour, **but with caveat and only when two lifeguards are present**.

- Lifeguards are only permitted to watch up to 50 swimmers at a time.
- During 1 PM – 5 PM each full swim day, a second lifeguard will be present.
    - If the second lifeguard is not being utilized (for example only 20 people are in the pool during the 0-45 mins. of each hour) then adult-only swim time will be permitted minutes 45-60 of each hour.
    - If both lifeguards are required to be utilized during 0-45 mins of the hour (for example 51+ people are in the pool or other circumstances require both lifeguards attention), then no adult-only swim time will be permitted.



Swimming Pool Updates

RESIDENT SUBMITTED QUESTIONS:

1. **I moved in back in October. My house is directly behind the new pool. Is there any way the night time security lights can be either:**

   a) turned off at night,
   b) aimed down,
   c) re-located to aim towards the clubhouse and not away from it,
   d) a blinder installed so they do not shine directly at my back yard?

The Board of Directors will attempt to move the direction of the existing fixtures as to not shine directly onto anyone's home.

For security, liability and insurance reasons, the lights cannot be turned off at night nor relocated.

While the Board will take steps to try and reduce any inconvenience caused by the lights, ultimately for reasons noted above, the pool must be properly illuminated at all times during the swim season.

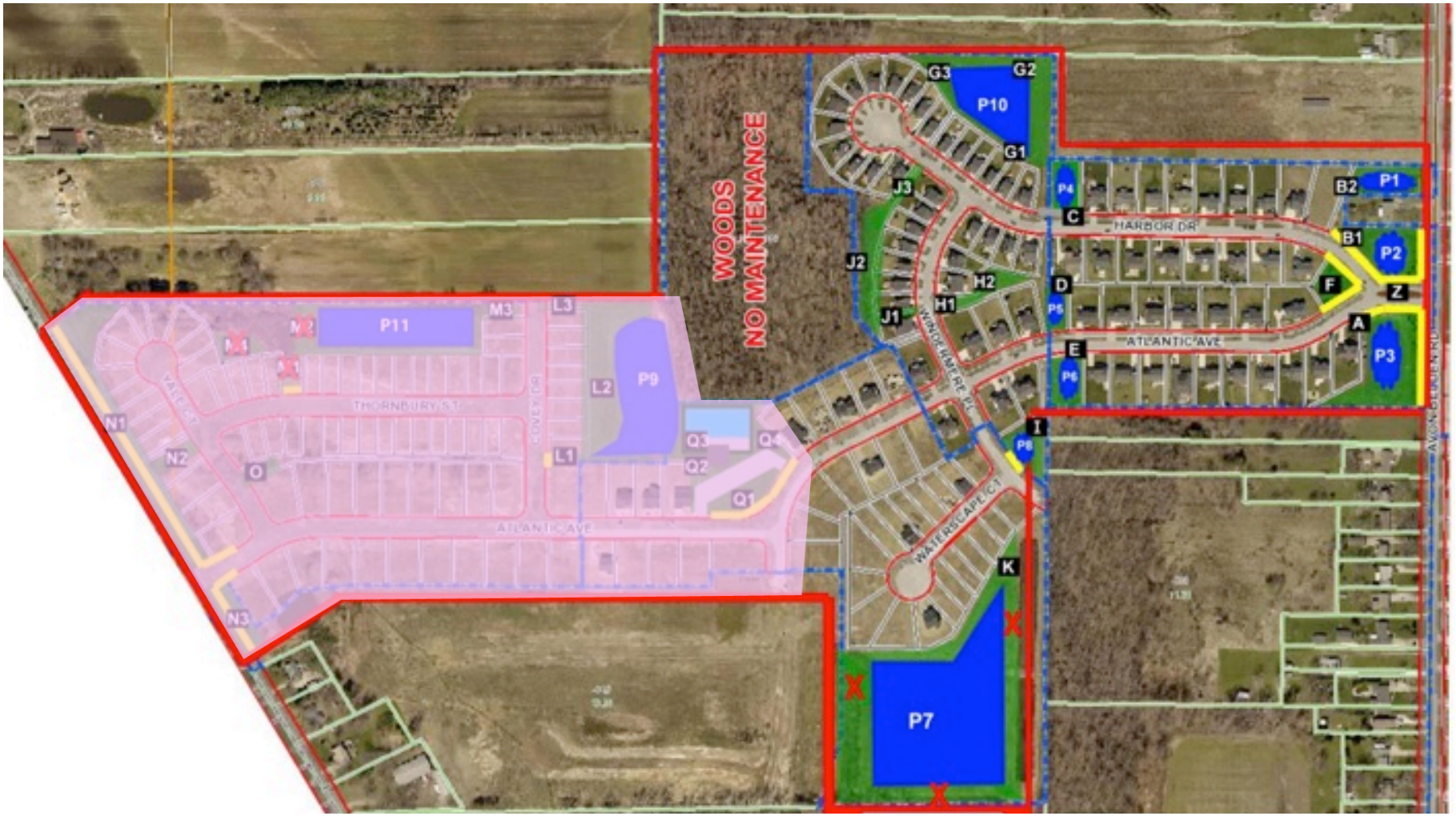




Budget & Financials

Hampton Place Homeowner's Association

Budget & Financials – Scope of Responsibilities



Common Area	Pond	Snow Removal	Boundaries

New For 2019+

Budget & Financials

2019 Hampton Pace Budget – Based On Number of Homes: 156	2018	2019 Budget	
	Actual	Total Expense	Per home
Overhead		$4,777.00	$30.62
Insurance - Main Policy	$1,679.35	$3,000.00	$19.23
Insurance - Umbrella Policy	$0.00	$730.00	$4.68
Real Estate Taxes	$64.73	$0.00	$0.00
Title Processing	$238.00	$300.00	$1.92
Website Hosting + Email Service	$21.98	$132.00	$0.85
IT Administration	$365.00	$365.00	$2.34
Tax Filing	$150.00	$150.00	$0.96
Office Supplies	$81.33	$100.00	$0.64
Management Expenses		$5,600.00	$35.90
Management Services & Inspections – Apr 2019-Mar 2020	$2,664.50	$4,800.00	$30.77
Correspondences (ex: violations, welcome letters, Invoices)	$339.00	$400.00	$2.56
Bulk Correspondences (all resident notices)	$226.00	$300.00	$1.92
Pool Keycard Management - New Residents Only	$0.00	$100.00	$0.64
Landscaping Maintenance		$32,813.48	$210.34
Common Area Mowing, Spring/Fall Cleanup, Trash Removal Apr - Oct	$10,213.86	$13,760.08	$88.21
Common Area Fertilization And Weed Control	$1,246.84	$2,241.75	$14.37
Entrance Mulch Island, Beds, Trees – Triple Shred - Black	$3,044.30	$2,161.07	$13.85
Entrance Flowers, Fertilization and Installation	$800.00	$1,115.27	$7.15
Landscaping Other (New, Replace, Repair)	$500.00	$1,000.00	$6.41
Lake Doctor Retention Pond Treatment	$2,508.61	$2,535.31	$16.25
Geese Control (Increase)	$2,325.00	$2,500.00	$16.03
Entrance Fountain Electricity	$3,036.40	$2,800.00	$17.95
Entrance Fountain Maintenance and Storage	$350.00	$700.00	$4.49
Entrance Sign/Walls Lighting Maintenance	$335.00	$500.00	$3.21
Entrance Sprinklers Maintenance	$85.00	$500.00	$3.21
Common Area Sidewalk & Cluster Mailbox Snow Removal	$40.00	$2,000.00	$12.82
Stoney Ridge Landscaping (New)	$0.00	$1,000.00	$6.41
Committee Needs:		$1,600.00	$10.26
Event Committee - Easter Egg Hunt (April)	$250.00	$300.00	$1.92
Event Committee - Chalk Walk Contest (June)	$0.00	$100.00	$0.64
Event Committee - Summer Celebration (July)	$50.00	$500.00	$3.21
Event Committee - Summer Movie Night (August)	$429.43	$500.00	$3.21
Decorating Committee - Holiday Entrance Lights (Materials Only)	$100.00	$200.00	$1.28
Pool Operation		$31,496.00	$201.90
Life Guard Services, Maintenance, Chemicals, Pool Management	$4,333.19	$28,340.00	$181.67
Internet	$2,388.01	$396.00	$2.54
Emergency Phone Service	$4,007.35	$180.00	$1.15
Music – Commercially Licensed Streaming	$575.00	$120.00	$0.77
Electricity	$0.00	$1,000.00	$6.41
Gas	$0.00	$500.00	$3.21
Water	$0.00	$250.00	$1.60
Pool House Winterization/Opening	$100.00	$200.00	$1.28
Toiletries, Trash Bags, Paper Towels, etc.	$0.00	$200.00	$1.28
Weekly Trash Pickup (New)	$0.00	$240.00	$1.54
Surveillance Camera Cloud Storage (New)	$0.00	$70.00	$0.45
Sub Total	$30,280.62	$76,286.48	$489.02
Additional Contingency Contribution		-$2,300.00	-$14.74
Final Total		**$73,986.48**	**$474.27**

Dues: $475

A Few Items To Note:

- Pool & Common Area Maintenance account for $410 of $475 of dues (86%)
- Pool Mgmt. cost increased, however selected company was lowest of all received quotes (highest was $46,000)
- Landscaping maintenance increased as HOA has new landscaping maintenance not done in the past (Phase IV).
- Most remaining expenses are close to past years.

Budget & Financials

2018 Unknown and Unforeseen Expenses (One Time Expense)

2018 Unknown and Unforeseen Expenses (One Time Expense)

Paid From 2018 Surplus (Unused Pool Funds + Genreal Contingnecy)			
Pool - 50% Pool Furniture (Valore Builders Paid Other 50%)	$0.00	$5,077.39	$32.55
Pool - 50% Water Bill - Filling Pool (Valore Builders Paid Other 50%)	$0.00	$640.00	$4.10
Pool - Remaining Keycard Entry Install/Electrical Work	$0.00	$2,000.00	$12.82
Pool - New/Replacement Signage	$0.00	$100.00	$0.64
Pool - Outdoor Clock	$0.00	$40.00	$0.26
Pool - Bike Rack	$0.00	$278.00	$1.78
Pool - County Tax Bill For Land - Contingency	$0.00	$2,000.00	$12.82
Landscaping - Sandy Ridge Mowing 2018 (Unknown at Budget Time)	$0.00	$512.40	$3.28
Landscaping - Replacement North Entrance Fountain Motor	$0.00	$5,300.14	$33.98
Landscaping - Repair - Resident Reimbursement	$0.00	$350.00	$2.24
IT - HOA Website Code/Template Update (New)	$0.00	$60.00	$0.38
Total	$0.00	$16,357.93	$104.86



LOWER DUES WHEN FINANCIALLY ABLE!

- Outstanding 2018 pool expenses (furniture, water, and taxes were unforeseen at 2018 budget time)
- New pool needs (clock, bike rack, signage, and remaining keycard work were all learned as part of 2018 mini- season)
- Stoney Ridge entrance was opened sooner than planned which required weekly maintenance.
- The Board chose to repair fountain at $5400 (new was $8000). Lower cost fountains were considered, but were too small, less powerful, and less warranty/avg. life than existing fountains.

Budget & Financials

2019 LAWN & LANDSCAPE AGREEMENT:

- **Contract Period: April 1, 2019 – October 31, 2019**

- **Mowing, Trimming and Bi-Weekly Edging**
  - Weekly maintenance of all common areas directly visible from the street
  - As-needed basis (no less every other week) for all common areas that are not directly visible from the street

- **Spring Cleanup** (General cleanup of all leaves and debris)

- **Fall Cleanup** (General cleanup of all leaves and debris throughout fall season)

- **Fertilization & Weed Control** (4 applications) – All Common Areas

- **Trash Pickup** within Maintenance Areas when on site

Budget & Financials

2019 "POND" TREATMENT PLAN:

- **Contract Period: May 1, 2019 – September, 2019**
  - All ponds treated two times per month (as approved by EPA)
  - Additional chemicals will be used to treat regular high algae ponds (especially Harbor Drive Pond behind homes near cul-de-sac)
  - If required, larger ponds will be treated by boat to help ensure chemicals are more effective and reaching all areas.



Budget & Financials

RESIDENT SUBMITTED QUESTIONS:

1. **Can the HOA get rid of Titan and get a new management company our neighborhood could vote on?**

The Board of Directors is granted the authority to create budget and select vendors on behalf the Association. Each year, all vendors are reviewed and selected based on service, performance, costs, value, and more.
The Board voted to keep Titan Management for management responsibilities. If anyone at anytime is having issues with any HOA hired vendors, please contact the Board of Directors immediately.

2. **Are speed bumps or the speed signs possible, if so, can we have May through August?**

The city does not permit any type of speed bump within Hampton Place. However, radar signs are permitted. The Board looked into purchasing them for the development, but were too costly for 2019.

The Board coordinated with the city to use their radar signs (not cost) and are scheduled for spring and summer. Actual dates (TBD).

Budget & Financials

1. **Can the HOA get rid of the Geese Wrangler Service? Just because the geese aren't there, doesn't mean the service is working. It's ineffective, part time, and the geese just come back.**

Geese control is a reoccurring expense for many years and are responsible for coming multiple times a day, as needed, to chase way the geese from all areas of Hampton Place. Note: The lowest cost vendor was selected.

Main reasons include, but not limited to:

- Accumulation of droppings and feathers. Each Canada goose can produce 1-2 pounds of droppings each day. This adds up to quite a mess when you have 50 or more geese on site and can be very labor intensive to manage the cleanliness of your location.
- Droppings can be a health risk and can carry Salmonella spp,. E. coli, and Listeria spp. Heavy concentrations of goose droppings can also contain nitrogen which can pollute ponds and lakes, leading to excessive algae growth and reduced water quality.
- Aggressive nature. Geese become very protective around their nests or goslings and may attack pets, children and adults. Residents have been chased by geese on Hampton Place Sidewalks.
- Without full service, geese "wrangled" from other communities will nest in Hampton Place.

Budget & Financials

RESIDENT SUBMITTED QUESTIONS:

1. **During the previous years, more home owners have moved in, but the HOA fees are not decreasing. Can you explain and substantiate that?**

With every new phase has brought new expenses and often not enough homes to offset the new costs.

- Phase II had two new ponds and common areas that required maintenance, title and taxes (~ $4000).
- Phase III & Phase IV has two new pond and common areas that require maintenance, title and taxes (~$4000).
- Phase IV has swimming pool and all associated costs to manage and maintain. (~$35,000)
- Phase IV has new common areas requiring maintenance. (~$5000)

ALSO – SEE CAPITAL CONTRIBUTIONS ON NEXT SLIDE

Budget & Financials

New Home HOA **Capital Contribution**

- **EVERY NEW HOME** starting in Phase 1 have paid a “Capital Contribution” to the Homeowner's Association + prorated dues based on move-in date.
    - Designed to help raise capital for HOA to help cover costs when new developments or phases have new financial responsibilities with minimal homes built to offset new costs.
        - New Landscaping Maintenance
        - New Pond Maintenance
        - New Common Area Land Taxes
        - Development Buildings, Structures & Amenities

Budget & Financials

New Home HOA **Capital Contribution**

- All Capital Contributions have gone to Buildings, Structures & Amenities.
  - **Phase I - III :** Paying off developer loan for entrance (approx. $20,000)
  - **Phase IV – V (Partial) :** 130 homes will pay off loan to developer for upgraded pool costs ($97,000).
  - **Phase V (partial) and Beyond** – TBD (Clubhouse, Other?)

Capital Contributions have been used for larger projects, and have not been available to offset new phase expenses

New phase expenses (landscaping, pool, ponds, etc.) are funded from annual dues.

Capital Contribution Strategy

Long Term Investments in Hampton Place

- Continue to raise funds for major capital expenses (examples, but not committed to: clubhouse, playgrounds, etc.) using capital contributions.

- IMPORTANT - Even with more homes coming in, dues **might be lowered at a slower pace** to allow funds to still raised for resident requested major capital expenses and installed/built sooner.

Budget & Financials

Association Dues Timeline

- **$475 Dues Received – April 26, 2019 by 4:00 PM (Check or Credit/Debit - Online)**
  Hampton Place
  c/o Titan Management
  34760 Center Ridge Road
  P.O. Box 39531
  North Ridgeville OH, 44039

Invoices went out week of March 3, 2019

- Late Payment Penalties
  - **April 27, 2019** ($475+$35 Penalty I) = Total $510
  - **May 6, 2019** ($475 +35 Penalty I +$35 Penalty II) = Total $545
  - **June 1, 2019 & Beyond** (Lien on House)
    - Removal Requirements
      - Payment in full (with penalties) - $545
      - Payment of all fees related to lean - $250+



Community Updates

Hampton Place Homeowner's Association

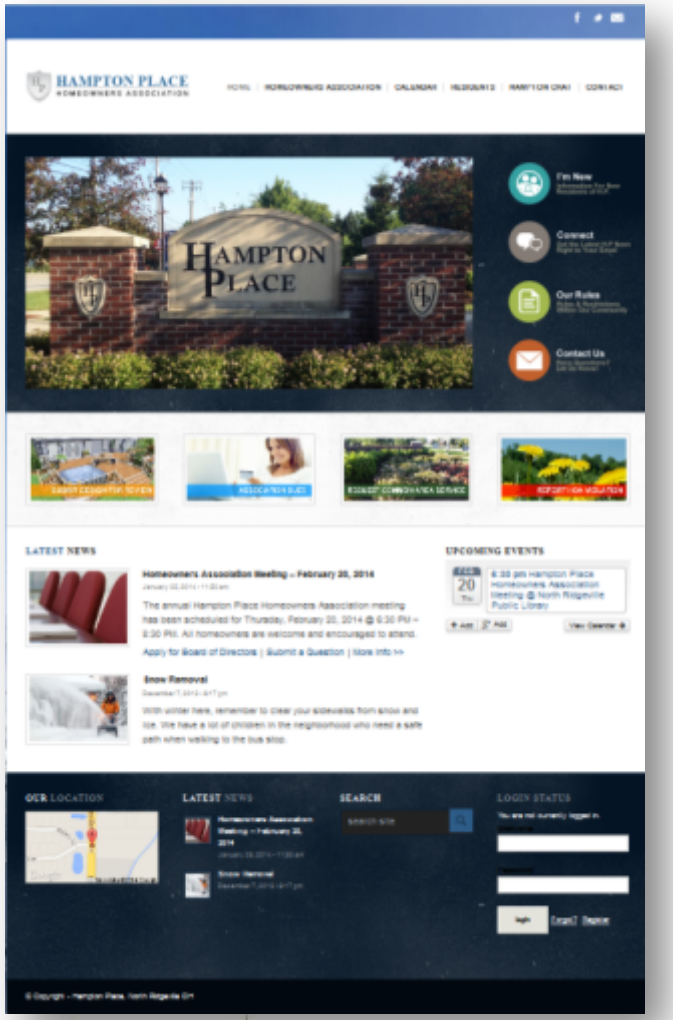
Community Updates

Hampton Place Website

- **hamptonplace.org**
  - HOA Overview
  - Announcements
  - Calendar
  - HOA Documents

IMPORTANT

- Design Review Requests
- Common Area Service Requests
- Report Violations (Titan Mgmt)
- Pool Information



Community Updates

Communication Updates:

Continued Usage of:

- **eNotifications**
  Email
- **Hampton Herald**
  e-Newsletter
- **Facebook & Twitter**
  hamptonplaceNR
- **Event Announcements**
  Entrances

Sign up online if you have not yet done so!





COMMITTEE UPDATES

- Design Review Committee
- Event Committee
- Holiday Committee
- Welcoming Committee (dissolved?)



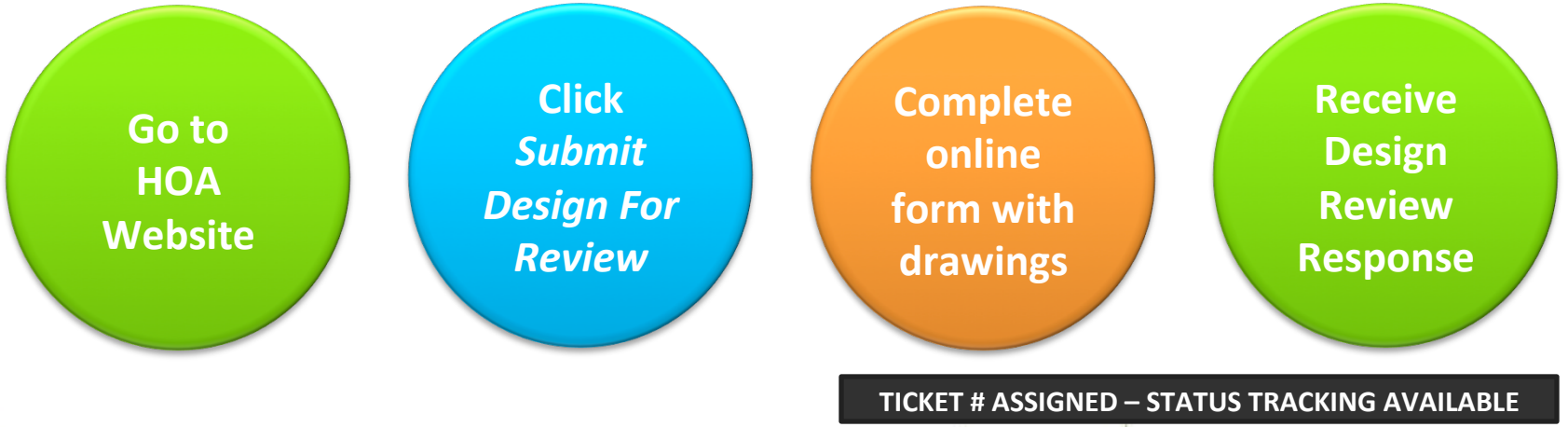
Community Updates

Design Review Committee

Chairperson: Position Open

Purpose: To review lot "upgrade" plans submitted by residents and ensure they are compliant with all HOA Governing Documents.

Overview:



Community Updates

Event Committee

Chairperson: Position Open

Purpose: To plan and coordinate all-resident events for Hampton Place

2019 Plans:

- Easter Egg Hunt - April
- Sidewalk Chalk Walk - June
- Summer Celebration - July
- Movie Night - August



Community Updates

Decorating Committee

Chairperson: Position Open

Purpose: To decorate Hampton Place common areas for various holidays.

2019 Plans:

- Entrance Holiday Lighting
- Entrance American Flags

*Rt 83 and Stoney Ridge Entrances



Community Updates

Maintenance Committee

Chairperson: Larry Mollenkamp

Purpose: Assist in observing and coordinating efforts to maintain (not actual maintenance) of common areas.

2019 Plans:

- Grow Membership!



Hampton Place Homeowner's Association

THANK YOU!