



## Calendar

[www.neighborhoodlink.com/  
tampa/hamptonlakes/](http://www.neighborhoodlink.com/tampa/hamptonlakes/)

July 4, 2008  
Fourth of July Fireworks  
Approximately 9PM

## Yard Sale Success!

The annual neighborhood yard sale was a great success, setting new records than previous years.

Sixty-one homes participated and more than 300 buyers braved the hot June sun.

From kids furniture to electronic games and from jewelry to never-worn, brand new evening gowns, there was something for everyone — even the hot dogs were great!

Thanks to Colette Jaccard for organizing the day and to Richard Faucher for getting out on the streets and posting signs. The day would not have happened without their dedication.

## Street Parking

### "I'll park here if I want to."

There is a new attitude permeating throughout the neighborhood. Neighbors have decided to be un-neighborly. They are parking their cars on the street... because they can. No one seems to have any concern about the consequences.

The Board received an email last May from a neighbor about a school bus that could not pass through Glenarn Drive. There was physically no room. Two cars were parked on opposite sides of the road from each other leaving less than eight feet between them. The school bus driver honked the horn several times but neither owner of the cars appeared and the driver was forced to back up.

The school bus incident may seem trivial to many people, but, had that been an ambulance responding to an emergency, we may be reporting about a tragedy instead of a mere inconvenience to some school children.

While the school bus incident may be a case of ignorance by the owners of the cars, there may be other reasons why people are contributing to the problem. It appears that some residents are parking on the street because they are frustrated with other neighbors who won't park in their driveways. A retaliatory, "He's doin' it, so I'm gonna do it, too!"

Lastly, an opinion voiced by some neighbors has been that we don't have nearly the problems of South Tampa and should stop complaining.

Well, we don't live in South Tampa. We chose to live here, in a deed restricted neighborhood, with larger yards, garages, and ample space to park off street.

Minimizing our neighborhood problem by comparing it to another region is an attitude that does nothing to resolve our problem. Rather, it is an egocentric and dismissive point of view that only contributes to the apathy and callous indifference toward our fellow neighbors.

We all can and must do our best to be neighborly and consider the consequences of parking in the street.

It should be noted that there are several four-car residents in our neighborhood who manage to park all four cars in their driveway every day. They are not lazy about moving one car to let another out of their own driveway. To those great neighbors — thank you!

To everyone else, please park with courtesy.

## Fireworks

The Board wishes everyone a very happy Fourth of July. As in past years, there will be a dueling display of fireworks across the lake. Come out and watch the excitement.

For those neighbors who plan on setting off their own supply, please be aware of your neighbor's lanai's. Last year several screens were damaged by stray rockets.

The Board wants everyone to have a safe holiday, so please be smart while having fun.



## Letter from the President

With property values in a state of uncertain flux, we must maintain the highest standards of maintenance in order to be competitive in the market.

Our neighborhood community is expanding due to the new housing developments, North Forest Village on Himes and The Reserve at Hampton Lakes.

Our homes are in direct competition with these new houses, and it is imperative that we meet that competition by maintaining the value of our homes.

In order for the Association to meet the competition and maintain a high value to the common area, the Board has recently completed several major renovations: a new sign and lighting at the entrance of our community, a new sign and lighting at the lake, a new sprinkler system and landscaping of the grounds at the lake, and electrical updating, lighting and other renovations made to the dock.

The Board respectfully requests that every homeowner make an effort to meet the competition by maintaining their homes and landscaping.

The general maintenance and

upkeep of every home helps the entire Association neighborhood benefit from increased home values.

Most of the homeowners should be complimented for their continuing dedication to the maintenance of their homes and their commitment to the original standards that initially attracted them to the neighborhood.

Several homes are in excellent condition; they convey a high standard for all of us to match.

General maintenance is paramount to the standard of our Association, but several homes are negligent in that fact or are otherwise in violation of the Association Covenants and Deed Restrictions.

In order to ensure that every household complies with the Covenants and Deed Restrictions, the Association will be reviewing each property this year and will identify those homes that are in violation.

Association volunteers will be canvassing the neighborhood to identify homes that are in violation.

Upon review of the homes and their violations, notification of those violations will be directed to the registered homeowner of the address.

Minor violations must be resolved within twenty-four (24) hours.

Major violations must be resolved within sixty (60) days.

Any homeowner who wishes to appeal a Major violation must do so within five (5) business days of the receipt of the notice by contacting the Board in writing.

Appeals should be sent to the Board address: 15817 Hampton Village Drive.

There is no appeal process for Minor violations – they must be resolved within twenty-four (24) hours.

Please note: Mandatory adherence to the regulations is required of all residents by ownership, as stipulated in the By-Laws and Deed Restriction Agreement.

If you would like a copy of these documents, please feel free to ask and we will be happy to provide a copy.

Violations which remain unresolved beyond their grace period shall be referred to an attorney.

Effective immediately, the Board has adopted the above policy and procedure to identify, notify and enforce violators of the deed restrictions.

A sample of the violation notice is exhibited below:

As President of the Hampton Lakes Homeowners Association, it is my duty to inform the entire association that the Board is not a collection agency nor a police force.

We cannot continue to waste time, energy and resources pursuing a small group of residents who refuse to pay dues on time or those who continue to violate the deed restrictions.

In addition to the new policy on violation enforcement, the Board has adopted a new policy for collecting late annual fees.

The Board will send a late notice to any Association member who has not paid the annual fee by June 30. If a member does not respond to that notice, the matter will be referred to an attorney.

If you haven't paid the annual fee for this year as of July 1, expect to receive a late notice.

It is regrettable that the Board must adopt a stronger position in order to maintain the basic function of the association, but we believe the association will benefit in the long run.

Sincerely,

*Theo Angelakos*

### ~ VIOLATION ~

The following HLHA Deed Restriction Violation(s) were noted for the following address:

- Minor** ☐ Lack of dog/cat control
- Minor** ☐ Parking of cars on lawns
- Minor** ☐ Parking of commercial or recreation vehicles or trailers in driveway
- Minor** ☐ Storage of trailer or its cargo visible from street (or from lake common area)
- Minor** ☐ Unauthorized storage of debris or garbage visible from street (or from lake common area)
- Major** ☐ Poorly maintained lawns/landscaping
- Major** ☐ Need for painting/staining of house (must meet HLHA colors per covenants)
- Major** ☐ Replacement of the following item is required:

**Minor / Major** ☐ Other violation:

Please resolve this violation notice in order to be in compliance with the Hampton Lakes Homeowners Association deed restrictions. **Minor violations must be resolved within 24 hours. Major violations must be resolved within 60 days.**

**The Hampton Lakes Homeowners Association**

### Auto Vandals

Two known incidents of auto vandalism occurred recently.

In both cases the vandal(s) gained access because the doors were NOT locked.

It would appear as though we have one or more courageous individuals who are approaching vehicles and pulling the handles to see if they are unlocked.

Once inside, the vandal(s) rifled through the glove boxes for anything valuable.

The police are aware of the events and are pursuing clues. In the meantime...

**PLEASE LOCK YOUR CARS!**

"...From the Lake" is published by the Hampton Lakes Homeowners Association, Tampa, Florida

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