

Calendar

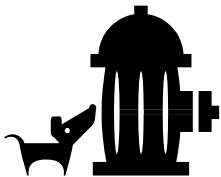
February 23
HLHA Annual Meeting
7pm - 8pm
Northdale Recreation Center

View our online calendar at:
www.neighborhoodlink.com/tampa/hamptonlakes/

More Dog Trouble!

We receive complaints about dogs at least once a month, so please remember that all dogs must be kept on a leash while they are outside in the neighborhood.

Loose dogs, big or small, may frighten young children as well as the elderly.



Furthermore, please curb your dog and kindly remove any waste he or she may leave behind.

Annual Meeting Monday, February 23 7PM—8PM Northdale Recreation Center

It's that time of year again...

The annual Hampton Lakes Homeowners Association meeting will be held on Monday, February 23; it will begin promptly at 7pm and adjourn promptly at 8pm.

The meeting will be held at the Northdale Recreation Center, 15550 Spring Pine Drive.

For those of you who have not attended a meeting, we encourage you to attend.

Annual meetings are conducted so the neighborhood can learn about the past year's work conducted by the HLHA Association Board and to be heard on new or old issues.

The meeting follows Robert's Rules of Order and is broken into two essential parts: the first part is the disclosure of the fiscal health of the association as well as projects completed during the past fiscal year; the second part is devoted to discussing old and new items of business.

The first part of the meeting is important for you to hear about how your annual fees were used, while the second part is important for you to hear and be heard about anything that affects our neighborhood currently or that may affect it in the future.

Typical items discussed during the meeting are the fiscal forecast for the association and pending capital improvement projects, but neighbors are encouraged to bring new business to our attention and allow the members

to vote on pressing issues.

The following is the agenda for the meeting:

- Call to Order / Quorum
- Minutes
- Officer's Report
- Treasurer's Report
- Old Business
- New Business

We hope to see you there!

Congratulations Steve Preston!

2008 Good Neighbor Award

Steve Preston was a major contributor to the great success of the "Trash Bash" day and he received several compliments for his willingness to help throughout the year.

Both John Keen and Steve received many votes in recognition of volunteering their time to the neighborhood, but the votes favored Steve by a narrow margin.

In appreciation of his efforts to help keep our neighborhood vibrant and pleasant, the HLHA awarded him with a gift certificate to Mekenita Restaurant.

From everyone in the neighborhood, we thank Steve for being a great neighbor.

Letter from the President

I'd like to encourage everyone to attend the annual meeting on Monday, February 23.

It is important that everyone attend so we can discuss key issues that affect our neighborhood as well as the greater Hoedt Road neighborhoods.

In addition to our regular agenda, we will have three guests:

Mr. Morgan Streetman is the HLHA counsel and Mr. Sean Boyer is the HLHA landscaper.

They will be in attendance to answer any questions pertaining to their respective specialties.

Our third guest will be a Sheriff's representative who will help us with the next phase of our neighborhood watch program.

Due to the added value of these guests, I encourage

everyone to attend.

Refreshments will be served, too.

See you there!

Most of our neighbors should be praised for their dedication to the maintenance of their properties and their commitment to the original standards of our community which contribute to high property values.

The HLHA Board is committed to protecting everyone's collective interests in maintaining high property values for our community.

To ensure the highest property values for our community, an important responsibility of the Board is the maintenance of the common grounds and the enforcement of deed restrictions.

Fair and uniform enforcement of our deed restrictions is critical to maintaining our property values.

It has been several years since the Board has regulated the neighborhood, and now, our most pressing issue is the constant disregard for our deed restrictions.

As volunteer neighbors, the Board does not have the time nor resources to patrol and issue citations in a hasty fashion without due process.

We must rely on other neighbors to alert us to any deed restriction violations and we must process the complaints properly.

In order to be equitable and effective, the Board worked hard to create the most effective policy.

Direct communication is paramount to properly notify and enforce deed restriction violations and we hope to continue to maintain an open channel of communication between the Board and the neighborhood.

It is an equal responsibility that any homeowner who receives a violation notice

should contact the Board immediately — we want the most amicable resolution.

Our intent is to enforce the deed restrictions in a fair and expeditious manner so that neither the neighborhood nor the violator suffers greatly.

The adoption of this policy is a dynamic process and we hope to improve the policy and procedure on a regular basis.

Below is an outline of the new policies and procedures which the HLHA Board has adopted.

A more detailed description will be mailed to every homeowner.

Please familiarize yourself with our new enforcement policy so you understand how we intend to enforce deed restriction violations.

The new policy is in effect as of January 1, 2009.

Sincerely,

Théo Angelakos

Deed Restriction Violations : New Enforcement Policy and Procedure A Brief Outline

Major Violations

Examples: Repair/replacement of fence, roof, siding, etc.

First Warning hand delivered to the address; 60 days to resolve violation from date of notice.

First Violation mailed on 61st day of unresolved violation; \$100 penalty fee; 30 days to resolve or violation will be referred to attorney.

Second Violation mailed (registered letter) on 91st day; letter details the violation has been referred to attorney with additional \$25 penalty fee to accrue every thirty (30) days the violation remains unresolved.

On the 91st day from the date of the notice of violation, the matter will be referred to the HLHA attorney and additional fees will incur; a \$25 penalty fee to HLHA accrues for each successive 30 days the violation remains unresolved.

Minor Violations

Examples: Trash, yard debris or trash bins visible from the street (before 6pm on the day before trash pickup or the day after trash pickup), loose or unleashed dog, missing house address numbers, excessive weed overgrowth, etc.

First Warning hand delivered to the address.

Second Warning hand delivered to the address on 15th day of the unresolved violation. Second warnings delivered for a new identical violation within one year.

Third Warning = Violation mailed on 31st day for an unresolved violation or third warning mailed for a third identical violation within one year; \$25 penalty fee. Subsequent violation notices for identical violations within one year of the original recorded violation will incur an additional \$25 fee per notice. At ninety (90) days of an unresolved violation, the matter will be referred to the attorney and additional fees will incur.

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

Email: hamptonlakeshomeowners@yahoo.com

Website: <http://www.neighborhoodlink.com/tampa/hamptonlakes/>

Heard around the Lake... praise and criticism.

The following are comments, criticisms, letters and notes received by the Board from neighbors. The names are withheld and some text may be edited in order to ensure their privacy.



"The newsletter is great! Thanks so much for your hard work. I would love a garden club but bring no experience or knowledge. I would love to learn!"

"... (the new fence is) a nice addition to our neighborhood."

"Community fees are for the betterment of the community. This has not been done for years on the back end of

the lake. In addition, the recent corral fence was not approved or voted on and is not in keeping with the beauty of our neighborhood. This is not a community of one."

"...thanks for all you do. As a single mom... I really do appreciate (it)."

"I just want to congratulate Theo for great job in our neighborhood."

"It is unpleasant to take a quiet walk around the neighborhood when a dog comes running and barking after you. The dog owner may know if it bites or does not, but the panic still stays with you. It is an ardent request that dog owners please leash their dogs when they let them out to make our neighborhood a pleasant place to live in."

"I like your fence a lot."

"There is definite improvement... Past and present Presidents have done a remarkable job and given an enormous amount of care and time to the 'hood'."

"...those of us who own homes but live elsewhere (should) be allowed to voice our opinion... People who are absent should want to have the best for the neighborhood since they do own property there."

"You and (John Keen) have done wonders for this community."

"Thanks for all that you are doing for the neighborhood."



Neighborhood Ads

Dear Neighbors,

I have been a resident of Hampton Lakes for the last 11 years. I am an Elementary grade teacher with 25 years of experience. I hold a Master's degree in Elementary Education from the Univ. of South Carolina. My strength is in the



area of Reading. I would like to coach kids in the elementary grades and guide them in this area. I use phonics and other teaching devices to help them to read. You will see the difference within a few months. If any of you are interested my contact # is 813-908-5919.

Update: Reserve at Hampton Lakes

Although the truck activity has subsided in the past few weeks, the construction of home-sites for the Reserve is still in progress. The latest news is that TECO has completed 95% of their underground work. The remaining big projects are to tie in the main water, add remaining fill for some of the home-sites, pave the road and fix the damaged curbs. Final landscaping and cosmetic designs will take place after the power is completed. Landscaping and the front façade, including the gate, will be one of the last items they will complete.

Please remember to contact the Board should you have any questions, concerns or complaints. We are keeping a log of all issues and reporting every item through the appropriate channels from the HLHA Board.

Neighborhood Photos



*The new HLHA Common Area Fence
December 2008*