



Hamptons Highlights

September, 2016

Volume 22

Issue 9

The Hamptons Social Committee has arranged a very busy day for the neighborhood on Saturday, September 10!

First, from 8:00am to Noon we will have the neighborhood yard sale. Please put balloons on your mailbox if you will be participating. The yard sale will be advertised in the Charlotte Observer on Friday September 9 and on Saturday September 10.



THE HAMPTONS FUN DAY

MELTDOWN

26' ROCK CLIMBING WALL

HIPPO CHOW DOWN

CAN YOU PLAY TO WIN?

WICKED CASTLE JUMP HOUSE AND SLIDE

Family Fun Day

Vixen Lawn
Sept 10th
2:00 - 5:00

34' BUNGEE RUN

Second, from 2:00pm to 5:00pm on the Vixen lawn we will be celebrating with our neighbors a Family Fun Day and joining us will be several officers from the Huntersville Police Department.

There will be music, a rock climbing wall, Wicked Castle jump house and slide, the Meltdown, and The Hippo Chow Down to name a few. The lawn will be filled with physical activities that families and children of all ages can participate in. Can you imagine the opportunity for you and your children to meet and enjoy the afternoon of fun with our own town police officers? I was informed that there may be a few surprises from the officers!

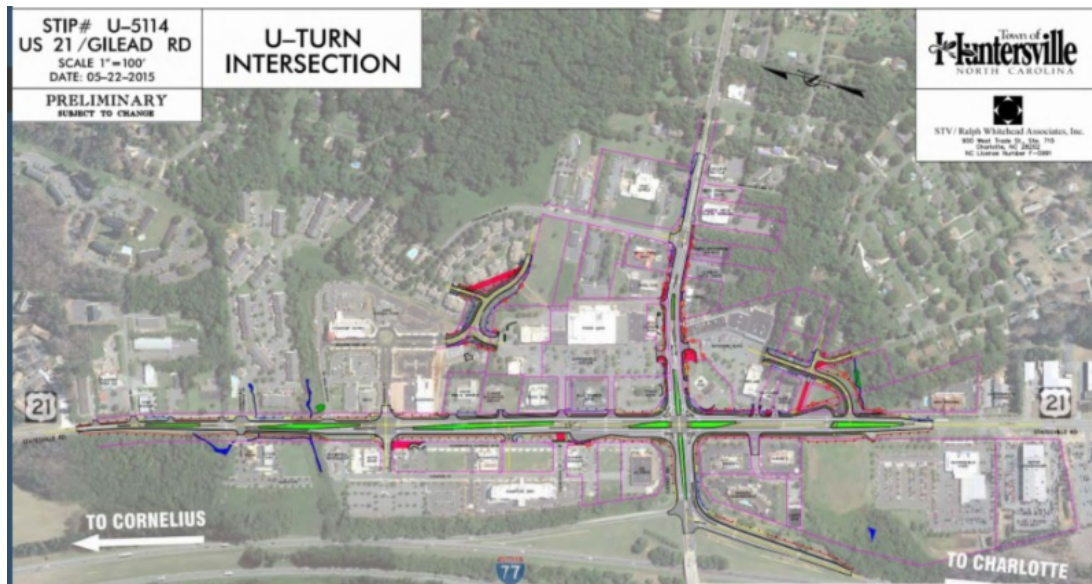
So bring your lawn chairs and your smiles and let's show our Hamptons hospitality!

Please RSVP to pressley@roadrunner.com by September 5 for the afternoon

event on the Vixen lawn.

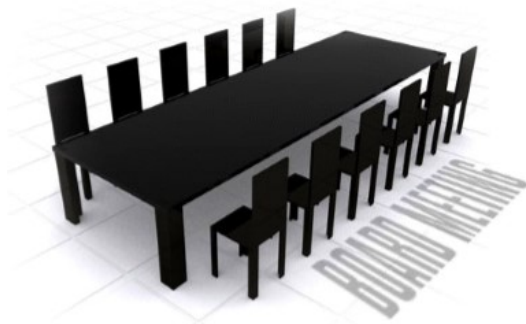
NOTE: We will be serving water/lemonade to drink, but if you would like to volunteer to bring a homemade item (such as cookies or brownies) to share please let me know when you RSVP.

Do You See This in Your Future???



On August 22, representatives from the Town of Huntersville Planning Department visited The Hamptons to provide a land use and transportation update. The presentation illustrated the explosive growth Huntersville has experienced since 2000 and how our roads have not kept up. Plans include making the I-77/NC-73 interchange into a split diamond, with construction beginning in 2021, the I-77 express lanes expected to open in 2019, and upgrades to the US-21 and Gilead Road intersection (above). The entire presentation is available [here](#).

The Hamptons HOA Board of Directors met on Monday, August 15, 2016. Click [here](#) for the minutes of the board meeting.



Members of the Hamptons water aerobics classes look like they are having a good time while keeping fit!

ARCHITECTURAL REVIEW CORNER

Did you know that home exterior and lot upkeep can impact housing prices up to 10%? For many of the homes in our neighborhood, that equates to \$50k or more! According to the Appraisal Institute, homes and neighborhoods with the following issues can

DO-IT-YOURSELF LANDSCAPING

Most of us have a less than perfect lawn. Weeds will pop up in every lawn but the amount of weeds can have a huge impact on the aesthetics of your home and the neighborhood. However, even if you do very little to get rid of weeds in your lawn, you

have a real bottom line impact to home values:

- Overgrown lawns (i.e. more weeds than grass, lawns that are not edged or mowed frequently, dead plants, planter beds with overgrown weeds or shrubs)
- Clutter
- Fallen tree branches
- Poorly maintained exteriors (i.e., chipping paint, dirty sidewalks, windows that are falling apart, missing shutters).

In order to protect home values and maintain a common look and aesthetic, the Hamptons HOA has an established Community Wide Standards [document](#) that align to community covenants. The Hamptons HOA asks homeowners to take a minute to read through and become familiar with the covenants. Standards are enforced and we find that in many cases most homeowners are simply unaware of conflicts to the Standards. For example, did you know that trash cans are supposed to be returned to the house the same day as trash/yard/recycling pick-up? Also, when returning waste cans back from the street they are supposed to be screened? Little things like this go a long way to maintain neighborhood consistency and protect home values.

With this in mind, we hope that homeowners will participate in the Fall 2016 Neighborhood Upkeep Week! More information to come, but let's plan on tackling those outdoor projects we've been putting off during the week of October 3 to 9, 2016. It will be a great way for the community to come together and ensure our home exteriors and yards are ready for fall!

Nasty Crawlspace or Basement?

- Crawlspace Encapsulations
- Basement Waterproofing
- French Drain Systems
- Foundation Repair
- Wood Structural Repair
- Concrete Leveling
- Mold Remediation
- Termites Damage

Call Now for a **FREE** Crawlspace Inspection

Your Neighborhood Specialist
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DRY-PRO
Foundation & Crawlspace Specialists

can make your lawn look significantly better by edging. Edge your lawn around your driveway and the street or sidewalk as well as around flower beds for a finished look that can make your home feel like a kingdom. Try a Power Edger or Weed Wacker; these can be electric or gas-powered. You can also use a half-moon manual edging tool if your budget doesn't allow for more or if you have difficulty with power tools.

Now that your lawn is edged, let's tackle some of those weeds. There are three ways to approach weeds.

1. Remove them by hand – dumping weeds like dallisgrass or orchardgrass can be pulled to keep them from spreading. It is best to do this when the soil is moist but try to get as much of the root as possible.
2. Use a Round-Up type product for control, a good solution when there are too many to pull but option #3 is not desirable. For Bermuda lawns this can be done in November or December if they have not been overseeded.
3. Partial or full lawn kill – Sometimes it easiest to kill all growth to get a fresh start before aerating and seeding is performed.

Fescue lawns should be aerated due to the compaction of clay that makes up our soil in the south. Tall Fescue is a bunch type grass and does not spread. It is necessary to overseed occasionally, preferably annually, to maintain thickness. A blade of fescue grass only lives about 40 days before it dies. It must continue to produce new blades to replace the ones dying back. Thus continuous irrigation or rain is necessary for a healthy fescue lawn. Bermuda lawns can be overseeded to control annual bluegrass (*Poa annua*). Fertilization is very important for Bermuda lawns. Applying 1 lb of nitrogen per 1000 sq. feet every 4 to 6 weeks is recommended.

It is best to overseed immediately after aerating. Use approximately 4 lbs of seed per 1000 sq. feet using a drop spreader. Germination will take 14-21 days. The seed should never dry out but puddles of water will prohibit germination. If you have an irrigation system, try setting the system to run for 10 minutes, twice a day for the first couple weeks. This is also very effective in blending the plugs of soil from aerating back into your lawn.

**PLEASE TURN OFF
ALL LIGHTS WHEN
LEAVING TENNIS COURTS!**

And lock the gate as you leave.

Thank you!
Hamptons HOA



The Hamptons "Good Neighbor" Award

We have many "good neighbors" in the Hamptons, most of whom go unnoticed. Our Hamptons HOA would like to recognize residents who have helped our neighborhood or helped a neighbor.

Congratulations to the winners of the "Good Neighbor" awards for September:

Beth Metz, who stepped up to organize water aerobics, and

Jacy Madigan, for volunteering her talents to create signage for the Town meeting at our entrances.

If you know of someone who stands out in your mind as a "Good Neighbor" please nominate him/her by sending their name and reason for nomination to Jean Buffum at jmuffum@roadrunner.com.

"A good neighbor is a priceless treasure"
Chinese proverb



The Hamptons is Looking for a Few Good Men and Women!

Each year, The Hamptons homeowners vote for candidates who wish to serve the community on the HOA Board of Directors. This year, three seats will be open for vote in January. If you love The Hamptons and enjoy working in a team-oriented setting, now is the time for you to think about volunteering your time and effort to this important and rewarding work. Board meetings are held monthly and as the governing body of the association, all board members are asked to utilize their skills in collaboration, planning, dispute resolution, policy-making and financial oversight.

If you wish to become a candidate, NOW is the time to act. Please contact the HOA President, Rita Wilson, and express your willingness to serve. You will be asked to provide a brief summary of your qualifications and an explanation of your desire to serve that will be posted online for our homeowners to get to know you. Nominations are accepted and taken up through the meeting in January, but in order to provide advance information to neighborhood voters and to have your name included on the official mailed meeting notice, the deadline for expressing your interest is December 1. All bios will be posted online and in the Hamptons Highlights. Prospective candidates are free to contact any board member or Rita Wilson at Ritaww@bellsouth.net for additional information.

Planning Ahead! Coming Soon!

HAMPTONS' VOLLEYBALL JAMBOREE

Join your neighbors in playing "pick up" volleyball games on our Vixen Courts.

Date to be scheduled for September/October in cooler weather. Watch for more information.

If interested in playing the game or volunteering to help organize this event, contact: Beth Metz @ Dmetz10119@aol.com or 704-677-5179 (text).



HAMPTONS PINTEREST CRAFTING NIGHT

A shout out to all crafters...
We are making Tile coasters on September 21
at Vixen clubhouse @ 7pm.

Crafting with friends and neighbors can be so much fun. We will be making 4 coasters and a card to go with it. Perfect for gift giving... for you or someone else. The cost is just \$10, enough to cover all supplies. This is open to all ages (children under the age of 11 must be accompanied by an adult) and is only for residents of The Hamptons. Please call or email Joni Prew if you would like to participate. (704-779-6263 or jprew@bellsouth.net). Joni will need confirmation and fee by September 18.

Thank you to our neighbor, Joni, for organizing this event. If you'd like to organize a community event, please contact Beth Metz at dmetz10119@aol.com.

Homeowners who wish to comment on these activities may voice their concerns at the next Board of Directors meeting or by emailing Jean Buffum, Board Committee Liaison, at jmbuffum@roadrunner.com.

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Re-link Your Harris Teeter TIE

Pool Hours

September 1- 4: Public School Days:

	Doyers	Vixen
Monday-Thursday	11:00am-8:00pm	CLOSED
Friday-Saturday	10:00am-8:00pm	10:00am-8:00pm
Sunday	12:00pm-7:00pm	12:00pm-7:00pm

September 5 - 11

Monday	11:00am-8:00pm	11:00am-8:00pm
Tuesday-Saturday	11:00am-7:00pm	CLOSED

It's time to re-link your Harris Teeter VIC card for their Together in Education Program to help your favorite school earn money based on your purchases. Click [here](#) to go Harris Teeter's TIE page. Below are the numbers of several local schools:

Thunderbird Prep Academy	2837
St. Mark Catholic	5426
Bailey Middle School PTA	6083
Hough High	8376

Huntersville Elementary	1783
Christ the King High School	1006
Lake Norman Charter	2286
Southlake Christian	1240
Community School of Davidson	5132
Davidson Day	3520
Cannon	3974

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- OUR "HAMPTONS" KNOWLEDGE** We have lived in The Hamptons, sold dozens of Hamptons Homes, and served as president of the HOA. Hire a Hamptons Expert!



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Hamptons Pool Party Photos!





FOR SALE
10333 Tallent Lane

UNDER CONTRACT
10326 Tallent Lane

SOLD
10341 Remembrance

SOLD
9302 Northdowns

SOLD
15727 Delancey

The Hamptons Neighborhood Report

704.412.4117
www.LakeNormanCarolinaHomes.com

The Hamptons - Under Contract Homes

Street Name	List Price	Lot Size (Acres)	Dare to Compare!	Days on Market**
Arlidge	\$635,000	0.380	Cul-de-sac	32
Barnock Way	\$495,000	0.340	Corner Lot Cul-de-sac	8
St Berns	\$425,000	0.340	Corner Lot	39
Northdowns	\$390,000	0.320		83
Talent	\$395,000	0.320	Allen Tate	68

The Hamptons - Averages for Under Contract Homes
\$469,800 0.342 Talk To Chris! 58

The Hamptons - Active Homes

Street Name	List Price	Lot Size (Acres)	Dare to Compare!	Days on Market**
Sutters Run	\$680,000	0.310		46
Bayart Way	\$919,000	0.380		132
Copans Glen	\$545,000	0.470	Cul-de-sac	88
Viven	\$535,000	0.340	Corner Lot	35
Bayart Way	\$515,000	0.550	Allen Tate	14
St Berns	\$515,995	0.310		40
St Berns	\$448,000	0.380		27
Talent	\$445,000	0.380	Allen Tate Corner Lot	20
St Berns	\$440,000	0.330		65
Bayart Way	\$438,000	0.380		51

The Hamptons - Averages for Active Homes
\$507,369 0.374 Talk To Chris! 52



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- Smart Seller Program

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Email: Chris@ChrisAnthonyTeam.com

The Hamptons - Homes Sold 01/01/2016 to 08/24/2016

Street Name	List Price	Heated Sq. Ft.	Lot Size (Acres)	Sale Price	Dare to Compare!	Days on Market**
Viven	\$599,900	4,708	0.360	\$599,900		13
Copans Glen	\$599,000	5,270	0.350	\$599,000	Allen Tate Cul-de-sac	16
Arlidge	\$537,500	4,071	0.450	\$540,000	Cul-de-sac	2
Calicut	\$525,000	4,148	0.390	\$500,000	Cul-de-sac	4
Remembrance Trail	\$520,000	3,983	0.400	\$507,500	Corner Lot	59
Arlidge	\$519,995	3,848	0.600	\$510,000	Cul-de-sac	19
Bayart	\$500,000	3,772	0.520	\$470,450		4
Northdowns	\$489,900	4,587	0.340	\$476,200	Allen Tate	35
Calicut	\$485,000	3,707	0.330	\$475,000		29
Sutters	\$475,000	3,516	0.380	\$465,000		108
Waterline	\$465,000	3,384	0.330	\$460,000	Allen Tate	25
Aegan	\$460,000	3,291	0.320	\$465,500	Allen Tate Cul-de-sac	1
Delancey	\$460,000	3,258	0.470	\$452,500	Allen Tate	10
Remembrance Trail	\$450,000	3,296	0.500	\$450,000	Allen Tate	2
Waterline	\$450,000	3,223	0.320	\$450,000		0
Segars	\$450,000	3,695	0.480	\$437,000	Cul-de-sac	96
Remembrance Trail	\$442,000	3,135	0.440	\$442,000		6
Cameel	\$439,900	3,302	0.370	\$432,000	Allen Tate Cul-de-sac	109
Lassaro	\$408,000	2,539	0.390	\$380,650		11
Bales	\$400,000	2,763	0.370	\$372,000	Corner Lot Cul-de-sac	91
Northdowns	\$390,000	3,715	0.370	\$393,000	Allen Tate Corner Lot	131

The Hamptons - Averages for Homes Sold 01/01/2016 to 08/24/2016
\$479,390 3.677 0.404 \$470,367 Talk to Chris! 37

http://www.lakenormancarolinahomes.com/community-reports

www.LKNHomeGuy.com

How much is your home worth?
...get *instant* property value now!

Sold
YTD.

2015 = 25
2014 = 30
2013 = 26
2012 = 16
2011 = 11
2010 = 19
2009 = 16
2008 = 17
2007 = 24
2006 = 27
2005 = 29



Advertising in the Hamptons Highlights

The Hamptons accepts ads up to one half-page in size. Prices are (Hamptons' residents prices in parentheses): Half-page \$30 (\$25), quarter-page \$20 (\$15) and business card size \$15 (\$10). Send print-ready ad to Hamptons.Highlights@gmail.com.

Ads and payment are due by the 25th day of the month and all ads must be paid for prior to

HAMPTONS HOA COMMITTEE CHAIRS		HAMPTONS HOA BOARD OF DIRECTORS	
Doyers Clubhouse Lori Rogers 704-987-3111 doyersclubhouse@gmail.com	Hospitality/Directory: Nora Streiner 704-987-8257 Pool Tags: MaryKay Chandler marykaychandler@hotmail.com	President: Rita Wilson. 704-892-3983 ritaww@bellsouth.net	
Vixen Clubhouses: Judy DeBoer 704-896-3659 vixenclubhouse@gmail.com	Social: Christine Pressley 704-896-6240 pressley@roadrunner.com	Vice-President David Aichele 704-895-7939 dave9511@icloud.com	
Capital Reserves: David Barton 704-274-1241 hamptoncapitalreserves@gmail.com	Swim Team: Rebecca Wolf 704-896-7234 hamptonhammerheads@yahoo.com	Treasurer Doug Handy 704-895-1800 dhandy@spisales.com	
Common Areas Landscape: Talina Bath 704-987-3448	Tennis: Gary Breit 704-892-3210	Secretary Chris Jobson 704-997-6588 cjobson2@republicservices.com	
Covenants: Mike Staton michaelpstaton@gmail.com	Hamptons Management Company Kuester Companies P.O. Box 3340 Fort Mill, SC 29708 888-600-5044; 803-802-0004 www.kuester.com support@kuester.com	Committee Liaison Jean Buffum 704-819-9232 jmbuffum@roadrunner.com	
Pool: David Wolf 704-516-1879			
Communications: Marie Joseph hamptons_highlights@gmail.com			

Hamptons HOA | 9621 St Barts Lane, Huntersville, NC 28078

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**HAMPTONS HOA BOARD MEETING
AUGUST 15, 2016
MEETING MINUTES**

The August meeting of the Hamptons Homeowners Association was called to order at 6:30 PM. Those in attendance for the BOD were: Rita Wilson, Dave Aichele, Doug Handy, Jean Buffum, and Chris Jobson. Others in attendance were: Karen McDonald (Kuester), Megan Pacini, Jenny Morton, Bob Dixon, Maureen Kidd, Beverly Camut, Mike Stanton, David Barton, Shawn Gibb, Todd McMasters, Talina Bath, Christine Pressley, Lori Rogers, Judy deBoer, David Wolf, Gary Breit, Robert Franks, and Marie Joseph.

1. Approval of the July HOA Board minutes (BOD) - **Motion to approve (Jean) – Seconded (Chris)**
2. Financial review (Doug)

At 7/31/2016, the HOA has (approximate):

- Cash: \$294,148, of which \$137,628 is held in reserve for future capital projects and unforeseen expenses
- Accounts Receivable: \$1,333 comprised of unpaid late fees and two uncollected 2016 semi-annual assessments.
- Accounts Payable: all vendor amounts are paid. The HOA shows no liabilities other than amounts the Operating Fund owes the Reserve Fund and prepaid assessments (which are presented as a liability).

Operating expenses for the seven months ending 7/31/2016 appear to be as expected with favorable operating expense variances noted in Community Services (Social, Hospitality, Swim Team, etc.), Landscaping, Clubhouses, and Pools. We have a few unfavorable operating expense variances but these items are previously discussed and documented with Board consent (for example sand for the volley ball court was an unbudgeted expense).

I have reviewed the YTD general ledger and noted no transactions that appear unusual or unexpected. I have forwarded the YTD income statement (with budget variances) and the general ledgers to the Landscaping, Pool, Clubhouse and Social Chairs for review and request to identify any charges they do not understand for my follow up investigation with the Community Manager.

Recommendation:

At present the HOA is operating \$20,000 better than plan. I suggest the Board meet with the Chairs to determine the expected variance at 12/31/2016. The Board may want to consider performing various repairs to HOA property which was not budgeted in the 2016 plan using 2016 budget favorable operating expense variance. Un-budgeted Items such as (i) interior painting for Doyers Clubhouse , (ii) exterior lights for Doyers Clubhouse (potential electricity savings), (iii) repairs to Vixen and Doyers parking lot, (iv) repairs (wood rot) to Trash Can barrier at Doyers Clubhouse, and (v) repairs to Statesville Road entrance are worthy items for consideration.

3. Management Company Search/Interviews (Robert/BOD)
 - Conducted due diligence search – identified 12 companies and narrowed down to 6 to request proposals plus existing company, 4 companies interviewed (Cedar, AMG, Hawthorne & Kuester), Made arrangements to conduct onsite visits with Cedar and AMG (Kuester is 3rd company still being reviewed). Decision needs to be made by first of September.

4. Bylaws Updates – (Beverly)

- Need to clarify terms of contract for management companies as BOD get closer to final decision.
- One more set of comments to make on bylaws procedures and then will submit version 7.2.
- Will start recording time each committee person spends on its functions on a monthly basis.
- Will start further research on “Greenfarm 21.”

5. Huntersville Planners Neighborhood Meeting – (Rita)

- Per feedback received during survey, a meeting has been set up with the town planners (Bill Cox) Monday August 22nd at 7-8PM at Doyers clubhouse. E-mail blast to be sent.

6. Posting for Committee positions - (Jean)

- Still looking for Landscape Committee Chair, will do e-mail blast.

7. Covenants Mailboxes– UPDATE (Mike)

- Having trouble locating the original vendor for N/V homes.
- May look at allowing the 2 boxes from the other builders – only needs to be voted on by the board (Per Beverly) not 2/3 neighborhood.
- Suggesting fall clean-up day to clean up yard – development of email blast that highlights the different violations.

8. Committee Reports – (Jean)

Capitol (David)

- Started getting quotes to renew the tennis courts (courts, fence, lights, etc.).
- Looking into cost to install well for irrigation (\$25-30K rough estimate).
- Will reach out to committee chairs in the near future to review needs list for capital items.

Clubhouse-Doyers (Lori)

- No rentals in August.
- Crawlspace work completed by Dry Pro, extended drain and disposed of old equipment in crawlspace.
- Exterminator sprayed.
- Pilates classes continue on Tuesday and Thursday mornings.

Clubhouse-Vixen (Judy)

- August has also been slow on rentals with only (1) paying renter. However, we hosted the second Hamptons pool party this last Saturday with all the residents and their families invited.
- The Vixen had pest control treatment on August 11th and we are very happy to report that our new vice president, Dave Aichele, is to be congratulated by all for making our Wi-Fi "user friendly" by changing our codes to: Vixen Clubhouse (network name) and the new password is: vixen123. This makes it really simple to use with all your devices when you use our facility and/or use the pool. Thank you Dave!!
- Going forward we are waiting for our carpeting to be cleaned and then we will do minor touch-up painting, and finally window washing and power washing of the sidewalk in front of the Vixen.
- We'll be ready for fall activities to begin. Still searching for a new Clubhouse Chair to take over for me, since I have served for four years by 12/31/2016.

Communication (Marie)

- The August, 2016 Hamptons Highlights newsletter was emailed to Hamptons homeowners, four paper copies were delivered to the Hospitality Committee chairperson and five paper copies were left in the box at the Vixen Clubhouse for homeowners who want the newsletter in paper form. Income from advertisements exceeded printing costs by \$195.14 in August and \$1,018.23 for the year:

	August, 2016	2016 YTD
Advertising Income	\$205.00	\$1,090.00*
Copying Expenses	\$ 9.86	\$ 71.77
Income after Publishing Newsletter	\$195.14	\$1,018.23*

- Emailed the following communications to the neighborhood:
 - 7/14 Board of Directors meeting reminder/Change in Vixen pool hours
 - 7/24 Water aerobics class
 - 7/27 Lap lane at Vixen pool
 - 8/5 Pool party rsvp reminder
 - 8/12 Crime watch update

*Advertising income of \$100 was accidentally left off the June Communications Committee Income and Expense report. This error was discovered in August, and revised June and July Income and Expense reports were prepared and submitted. These amounts include the additional advertising income.

Hospitality (Nora)

- Everything is pretty much the same with my committee.
- We have lots of new neighbors to greet so I'll be giving you an update on that next month.

Landscape (Talina)

- Drainage has been installed in front of the Vixen clubhouse to reduce standing water on the sidewalk.
- The Indian Hawthorns have been removed from in front of the Vixen Clubhouse. They have been replaced with Distylium (see pic). They under duress in this heat but are under warranty.



- A weed control for Nutsedge has been applied to all common area lawns.
- A couple stones that had fallen off the Sam Furr entrance have been repaired.
- The trees in the island at the Statesville Road entrance have been trimmed of dead wood and suckers; also cleaned up the Leylands and leftover stumps from the utility company work last year on the north side of the entrance and removed dozens of wild trees growing within a couple feet of the white fence along the south side of the entrance.
- Issue with Volleyball court has been brought to my attention – specific to the net.

Pool (David)

- Replaced four (4) umbrellas at Doyers Pool and one (1) umbrella at Vixen Pool – (accounted for in CY16 Budget).
- Installed designated lap lane at Vixen pool. The lane is open during all times for all age swimmers who elect to swim laps while visiting the facility during the Summer season. The Lifeguards will request individuals to remain outside of the lane when a swimmer is using the lane for laps. Members are encouraged not to hang on or use the rope for recreational purposes.
- Swim Team practice and Swim Meets have concluded for the season. Starting blocks were removed and stored.
- Reviewing suggestion to install deck-mounted basketball goal in lieu of portable at Vixen.
- Pools currently operating under Summer Vacation Hours.
- Pools will begin operating under Public School Days schedule beginning the week of 29 August 2016. As such, Vixen Pool will be closed Monday -Thursday starting on 29 August 2016.
- Vixen Pool - Last day of operation is Monday, 05 September 2016 (Labor Day).
- Doyers Pool - Last day of operation is Sunday, 11 September 2016.
- Jo Westervelt continues to shadow David Wolf during the 2016 pool season to ensure smooth transition into the Pool Committee Chair position beginning 01 January 2017.
- Repair of cracked water supply line.
- Need to repair 2 overhead fans at Vixen pool – will look to repair during the off season
- Budget request for next year to concrete over small area in corner of Doyers pool that uses to be utilized for landscape.

Social (Christine)

- Pool party held August 13th – 150 guests. No issues reported with any of the functions that were set up. Thanks to Talina for her assistance to ensure nothing was compromised with irrigation system.
- September 10th – Fall neighborhood yard sale and Fall Festival on Vixen Lawn. Working with Huntersville PD and FD to have a presence at the event.

Tennis (Gary)

- Cleaned up Vixen court.
- Looking into making signage as to how to utilize light switches.
- Discussion from homeowner about hosting a tennis tournament late September / early October.

ARC / Covenants (Mike)

- 269 YTD letter sent (112 Homeowners) – majority are landscaping related issues.

9. Remaining Open Items

- Standing water on sidewalks concern from homeowner.
- Accounting review needs to be scheduled for last year's financial statements – add to Hamptons Highlights.
- October first is when announcement need to listed for open BOD positions (plan is to put in September newsletter).

10. Free forum for homeowners

- Question about sidewalk repair – advised to call the town and also bring up with town planner.

The meeting was adjourned at 8:00 PM. Board of Directors meetings are held the third Monday of every month at the Doyers Clubhouse. The next meeting is scheduled for Monday, September 19, 2016 at 6:30 PM and all homeowners are invited to attend.