



Wednesday Weekly

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General News and Updates

Annual Meeting Notice and Information

Monday, January 31, 7:00pm at Doyers

Hamptons at Northcross Homeowners Association, Inc.
Care of Cedar Management Group, LLC
PO Box 26844
Charlotte NC 28221

Phone: 704-644-8808 Fax: 704-509-2429 Annual Meeting Notice

December 20, 2021

Dear Homeowner,

The Annual Meeting of the Hamptons at Northcross Homeowners Association, Inc. has been set for January 31st, 2022 at the Doyers Clubhouse at 7:00pm. We look forward to seeing you there.

Doyers Clubhouse
15800 Doyers Dr.
Huntersville, NC 28078

Our Agenda will be:

- Welcome & Introduction
- 2021 Accomplishments and Financial Summary
- Declaration of Protective Covenants and Bylaws
- 2022 Budget and Capital Projects/Ratification of 2022 Budget
- Board nominations and elections
- Question & Answer Period

Enclosed you will find a proxy statement which will allow someone to vote in your place in the event you are unable to attend the Annual Meeting. If you are unable to attend, please fill out the enclosed proxy statement and return it to Cedar Management Group or have a neighbor bring it to the meeting. The proxy statement is for the election of two (2) new board members and any other business brought before the Owners. It is very important that you return your proxy to Cedar Management or have a neighbor bring the proxy to the meeting in order to achieve quorum.

If you would like to run for the Board of Directors please send your nomination form to Cedar Management Group no less than three (3) business days before the scheduled meeting date.

A copy of the 2022 proposed budget is enclosed. Please note that a quorum of members is not required to ratify the budget. We hope to see you there!

Sincerely,
The Board of Directors
Hamptons at Northcross Homeowners Association, Inc.

NOTICE OF RIGHT TO VOLUNTARY MEDIATION

Pursuant to Section 7A-38.3F of the North Carolina General Statutes, all members are hereby informed that you have a right to initiate mediation pursuant to the terms of the statute to try to resolve a dispute with the Association. Both the homeowner and the Association must agree to mediate the dispute, and each side is responsible for splitting the cost of the mediation, including payment of a professional mediator. The mediation process is an opportunity to reach an agreement to resolve a dispute – neither side gives up their right to go to court to have a judge resolve the dispute if the parties are not able to reach an agreement through mediation. The specific process to initiate voluntary mediation is outlined in Section 7A-38.3F of the North Carolina General Statutes.

Attachments, as reference in the above letter (click on below links to view/print):

[Proxy](#)
[BOD Nomination Application](#)
[Proposed Budget](#)

HOA Dues Update

As originally posted in the 12/15 edition of the WW

December 2021

Dear Hamptons Residents,

The Board and the Committee Chairs have been developing the budget for 2022 over the past several months. The proposed budget will be shared via mail in late December in a letter from Cedar Management and in detail at the HOA Annual Meeting to be held on January 31, 2022. Prior to either of these communications, the HOA Board wanted to provide some information to the neighborhood about our current and future budgets.

The Hamptons is a unique neighborhood due to size (360 homes) and the duplication of amenities (2 pools, 2 tennis courts, 2 clubhouses). While these amenities were created for our enjoyment, maintaining these structures is expensive. The Doyers clubhouse side of the Hamptons was built in 1994 and the Vixen clubhouse side was constructed in 2000. As a result, a number of our amenities are aging and necessary maintenance projects have been completed every year. Larger, more expensive projects, however, have been required over the recent years, including the Doyers clubhouse remodel, the Doyers pool deck resurfacing, the Vixen clubhouse remodel, the replacement of the Doyers tennis courts and parking lot, and the replastering/retiling of the Vixen pool. Future replacement projects include the Vixen pool deck resurfacing, baby pool replastering/retiling, playground equipment, pool mechanical equipment, and Doyers water slide.

A full Reserve Study conducted by an outside consultant in 2013, and updated in 2017, provides the Board with a timeline for necessary capital projects. In addition, the Treasurer has created a long-term financial forecast that is updated annually. This study, along with the financial forecast, are utilized by the Board to guide decisions on capital projects and operational expenses and to project future cash flows. Because of the recent large projects, expected increases in operating expenses for the swimming pools and landscaping, and the need to maintain positive cash flow, the proposed budget for 2022 includes a \$100 increase in the annual HOA dues. In the spirit of transparency, here are the factors that influenced our decision-making process:

- There has been only one other increase in dues in the past 7 years.
- An assessment of \$75 had been added to annual dues in three of the five previous years.
- There is a need to rebuild cash reserves to fund capital projects in future years.

You will receive the proposed 2022 budget in the mail in a few weeks. We invite you to review this budget and to attend the HOA Annual Meeting on January 31st to find out more information on the 2021 financials, the proposed 2022 budget, and past/future capital projects. If you have any questions, please feel free to contact the Hamptons Board.

Respectfully,

Shari Gomilla, President
Leslie Welch, Vice President
Jill Holthaus, Treasurer
Jeff Price, Secretary
Jean Buffum, Committee Liaison

HOA Board of Directors
Meet the Nominees

Lynn Marshall

Lynn Marshall and her husband Wayne have lived in The Hamptons since 1999 and raised their 3 children here. Their oldest lives in exit 23, the youngest at exit 28 and the middle lives in Vienna, Austria. They have seen lots of changes to the surrounding area in the last 22 years. She says, “The Marshall’s shopping plaza was a field and Birkdale was just a dream, but The Hamptons has remained a great place to live and raise a family.”

Lynn worked for many years selling advertising for the local community newspapers and had an active role in the Lake Norman Chamber of Commerce. She currently works at UNC Charlotte. Wayne is an owner of HEP Petra Energy located in the Business Park.

The Marshalls enjoy their backyard haven, keeping the local eating establishments in business, and most of all playing with their two adorable grandsons. Giving God the glory for it all!



Larry Clever

Larry has lived in Huntersville since 2010 after moving here from New York. He moved to the Hamptons in April 2020 from Northstone with his wife, Pamela, and kids, Dylan (6 years old) and Natalie (3 years old). Larry is a CPA and a Controller for an SBA lender. Larry loves to spend time playing with his kids outdoors and enjoys spending time with family and friends. He really enjoys living in the Hamptons with its sense of community and is looking forward to getting involved and contributing to the neighborhood.

Hamptons Directory Update Form

Click [this link](#) to print

Hamptons at Northcross

In addition to making sure the HOA has your current information on file, the Communications Committee is updating the Hamptons Homeowner Directory. As a matter of public record, all names and Hamptons street addresses will be included. If you wish to have other information included in the directory, please check the appropriate boxes below and add the correct information.

Thank you!

Owner Name(s): _____

Hamptons street address: _____

Please complete the following questions. NOTE: If you check the "HOA Only" box, the information provided below will not be provided for the homeowners' directory. If you would like any of this information included in the directory, please check the "Directory" box.

	HOA Only	Directory
Mailing address (if different from HOA address): _____	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
Home Telephone Number: _____	<input type="checkbox"/>	<input type="checkbox"/>
Cell Phone Number(s): _____	<input type="checkbox"/>	<input type="checkbox"/>
Email address(es): _____	<input type="checkbox"/>	<input type="checkbox"/>
_____	<input type="checkbox"/>	<input type="checkbox"/>

Please return your completed form, no later than January 31st, to:

Email: hamptonsproxies@mycmg.com

Mail: Hamptons at Northcross, c/o Cedar Management, PO Box 481349, Charlotte, NC 28269

Hand-deliver: Cedar Management Group, 10610 Metromont Parkway, Suite 204, Charlotte, NC

2021 HOA Committee Report We've been busy!

Your HOA Committee Chairs have been hard at work this past year! To get an idea of what all takes place behind the scenes, click [here](#). If you would like to help on any committee, please feel free to reach out to any of the chairpersons.

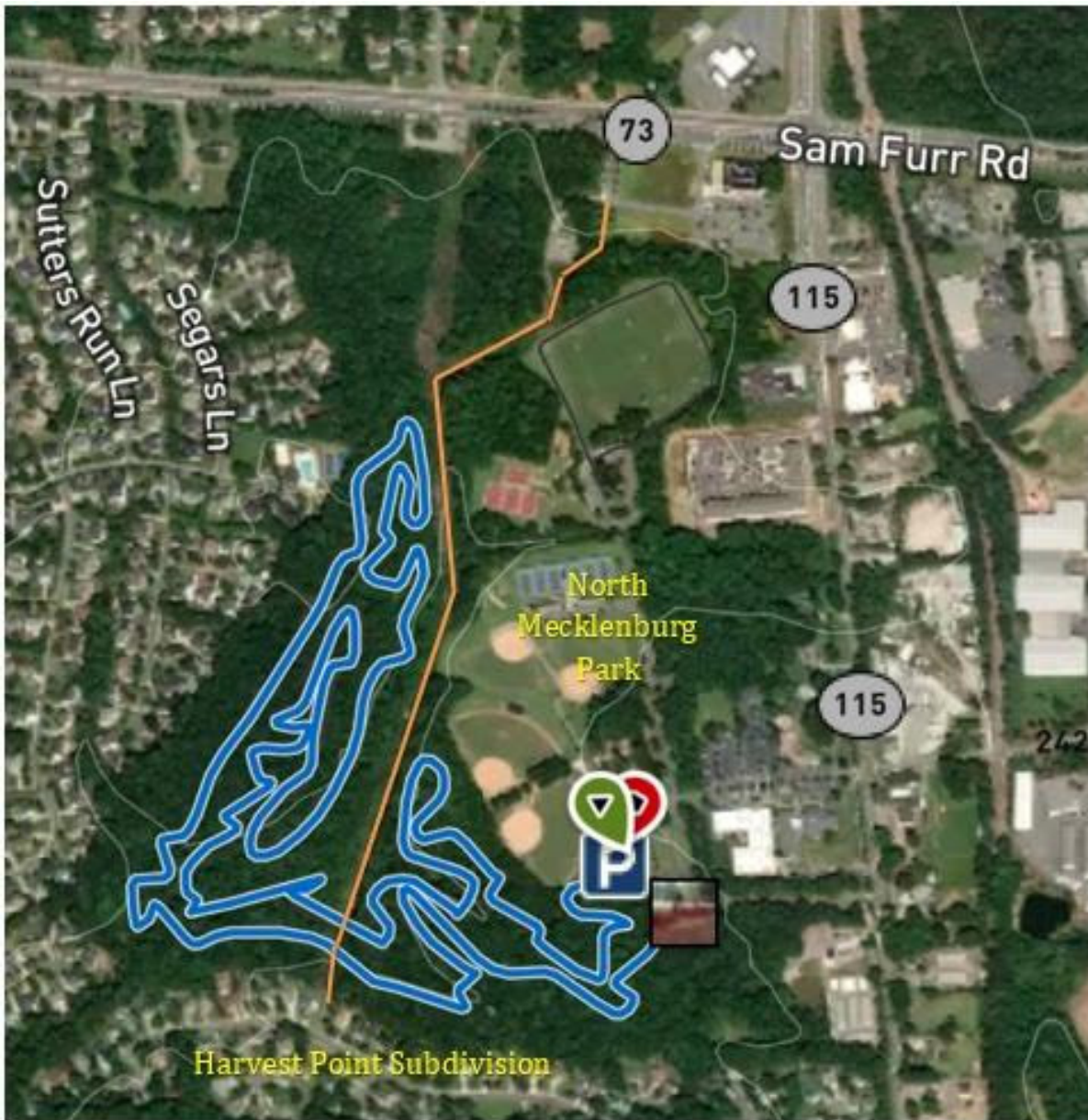
North Mecklenburg Park Greenway Update

We were recently provided the following information from Huntersville Parks and Recreation:

The Greenway process for the section through NMP has recently begun. A survey of the area was just completed in recent weeks. Currently the project is in the design & engineering phase, and this is anticipated to last approximately 12 months. Community engagement will begin mid-February 2022. They plan to host the first public meeting at the Hamptons club house, if possible, with a second public meeting planned at Primal Brewery in March. Construction is scheduled to begin in Spring 2023.

The Mountain Bike Trail is cleaned up and opened - new signage will be coming soon.
Stay tuned to the Hamptons WW newsletter for future updates.

See map below for proposed greenway path in orange. The mountain bike trail is in blue.



Here's What's Coming Up!!



Ongoing	Mondays/Thursdays 6:00-8:00pm	Adult Open Pickleball at Doyers
Ongoing	Thursdays 6:30-8:00pm	Adult tennis clinic at Vixen
January 31	7:00pm	Annual HOA Meeting at Doyers

Adult Tennis Clinic

Thursdays 6:30-8:00pm at Vixen, ongoing

Join other Hamptons adults on Thursday nights
with coach Stacie Kennington.

Cost is \$20 per clinic.

No advance registration needed - just show up!

*All advanced beginner to intermediate are
welcome!*



For questions, contact our
Tennis Chair: [Gina VanNortwick](#)

Community Information

Meeting Minutes and More

[Click HERE](#) for the HOA November Meeting Minutes

[Click HERE](#) for the HOA 2021 Committee Reports

[Click HERE](#) to access the HOA Capital Reserve Report

Monthly financial documents for the Hamptons HOA are always available on your homeowner log-in tab on Cedar Management's site. After logging in you will see 7 green boxes, and Financials is on the left hand side. These are updated and posted every month following the board meeting.

Need to find a neighbor? Don't forget about our [online directory!](#)
password: *HamptonsDirectory*

Need to reserve a pickleball/tennis court? Click here for [guidelines](#).
To reserve a court: [Doyers](#) -and- [Vixen](#)

Mailbox in need of repair? Click [here](#) for information.

Hamptons HOA Board of Directors

President:	Shari Gomilla
Vice President:	Leslie Welch
Treasurer:	Jill Holthaus
Secretary:	Jeff Price
Committee Liaison:	Jean Buffum

Hamptons HOA Committee Chairs

Capital:	Todd Kunz	Communications:	Barb King
Covenants:	Jerry Hudgins	Doyers Clubhouse:	Roberto/Miluska Taboada
Pool:	Teresa Sanders	Landscape:	Brian Register
Special Events:	Beth Metz	Social:	Shannon Beiter/Jenny Burnside
Tennis:	Gina VanNortwick	Swim Team:	Kim Sasser
		Vixen Clubhouse:	Chrissy/Reggie Hairston



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Kevin Rock, Cornelius, NC

Check us out on the web! [Hamptons at Northcross](#)

[Cedar Management Group](#) [Cedar Support for The Hamptons](#) office: 704-644-8808 Fax: 704-509-2429



Hamptons HOA | 10204 Vixen Lane, Huntersville, NC 28078

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