



## Wednesday Weekly

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**DiGioia Realty**  
*Signature Properties*

### General News and Updates

#### Annual Meeting Quorum Information

To reach quorum, we need to have at least 25% of our community represented, or 90 households total. This representation can be a mixture of in-person\* attendees as well as proxies received by the deadline of January 31, 2022. We hope to see as many of you as possible at the meeting, or if you are unable to attend we encourage you to

return the proxy form. You can print a copy of this form if needed by clicking [here](#). As mentioned below, there are multiple ways to return this form, including the convenience of drop-off at several homes in the Hamptons. We thought it may be helpful to let everyone know how many proxies we've received throughout this month - count will be included in the WW for the remainder of January. Thank you!

***20 Proxies received thus far, so 70 Households are needed  
to attend Annual Meeting for Quorum***

*\* Masks are encouraged for those attending in person*

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**Annual Meeting Notice and Information**

Monday, January 31, 7:00pm at Doyers

*\* Masks are encouraged for those attending in person \**

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 31<sup>st</sup>, 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 referenced in the above letter (click on below links to view/print):

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

**Proxy Returns: MUST BE RECEIVED NO LATER THAN JANUARY 31, 2022**

By mail: Hamptons at Northcross HOA, c/o Cedar Management  
PO Box 481349, Charlotte, NC 28269  
By fax: 704-509-2429  
By hand: 10610 Metromont Parkway, Suite 204, Charlotte, NC  
By email: [hamptonsproxies@mycmg.com](mailto:hamptonsproxies@mycmg.com)

*\*additional convenient drop-off option\**

Place in box on front porch at home of Board Members,  
Shari Gomilla (10321 Tallent Lane) -or- Beth Metz (9518 Cennetta Ct)

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## 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 an 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.

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**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 31<sup>st</sup>, to:

Email: [hamptonsproxies@mycmg.com](mailto: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

## Events and Happenings

Here's What's Coming Up!!

# dates to Remember

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	<b>Annual HOA Meeting</b> at Doyers
February 16	6:30-8:00pm	CPR class at Vixen
March 20	11am-4:00pm	*One Blood bus at Doyers
March 24	5-8:00pm	*Muchacho Tacos truck at Vixen
June 3	save the date!	*Hamptons Hack is back!

*\*Watch the WW for more information coming soon!!*

## 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](#)

## CPR/First Aid Class

Wednesday, February 16, 6:30-8:00pm at Vixen  
*(click anywhere in flyer to rsvp via email)*



## BECOME A HEART SAVER

### CPR and First Aid Class

Ages 12 and Older: Great for babysitters, parents and adults

Includes Adult-Child CPR AED Training First Aid

Wednesday Feb 16, 2022

6:30-8pm Vixen

\$65

Course is taught by an American Heart Association Certified Instructor from



Each participant will complete an online video and study guide prior to class

Instruction will include a review and test followed by hands on CPR training using manikins

First Aid topics includes: sprains, strains, burns, and emergencies

Upon completion a CPR Certification Card is issued.

Sign up Now: Beth Metz [hamptonsspecialevents@gmail.com](mailto:hamptonsspecialevents@gmail.com)

704-677-5179

Once registration and payment are complete then you will be given a link to complete course



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**The Hamptons Hack!**

Friday, June 3, 2022



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## Community Information

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### 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

[Click HERE](#) for the current Community Wide Standards document

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.

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## Hamptons HOA Board of Directors

President:	<a href="#">Shari Gomilla</a>
Vice President:	<a href="#">Leslie Welch</a>
Treasurer:	<a href="#">Jill Holthaus</a>
Secretary:	<a href="#">Jeff Price</a>
Committee Liaison:	<a href="#">Jean Buffum</a>

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# Hamptons HOA Committee Chairs

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

## Your 2021 Hamptons Homes Sold

Presented By:  DiGioia Realty **David, Nancy & Anthony**  
 (704) 506-6434 [David@SignWithAPro.com](mailto:David@SignWithAPro.com)

**100% of DiGioia Realty's Listings SOLD IN 4 DAYS OR LESS!!!**

Address	Type	Bds	Baths	Heated SQFT	Date	Price per SQFT	CDOM	Original List \$	Sold \$	Sale/Original List %
10312 Remembrance Trl	2 Story/Base	5	5 (5/0)	4,836	12/23	\$180.93	4	\$850,000	\$875,000	102.94%
10510 Cobb Court	2 Story/Base	6	4 (4/1)	6,021	11/19	\$145.32	2	\$850,000	\$875,000	102.94%
15838 Doyers Drive	2 Story/Base	5	4 (4/0)	4,112	11/10	\$166.76	2	\$675,000	\$685,711	101.59%
16525 Rudyard Lane	2 Story	4	4 (3/1)	3,768	11/18	\$193.74	2	\$700,000	\$730,000	104.29%
10209 Bailes Court	2 Story	5	3 (3/0)	3,592	10/18	\$208.80	4	\$700,000	\$750,000	107.14%
9704 Thames Way	2 Story	4	3 (2/1)	3,001	12/13	\$199.93	23	\$600,000	\$600,000	100.00%
16535 Segars Lane	2 Story	4	4 (3/1)	3,120	9/2	\$208.33	3	\$600,000	\$650,000	108.33%
16536 Sutters Run Lane	2.5 Story	5	5 (4/1)	3,800	7/26	\$167.11	10	\$690,000	\$635,000	92.03%
9722 Aegean Court	2 Story	5	4 (3/1)	3,194	8/6	\$203.51	1	\$599,900	\$650,000	108.35%
16520 Sutters Run Lane	3 Story	4	4 (3/1)	4,646	7/6	\$153.25	3	\$690,000	\$712,000	103.19%
9509 Ricksted Court	2 Story	3	4 (3/1)	2,500	6/30	\$200.40	5	\$529,000	\$501,000	94.71%
15930 Desota Lane	2 Story	4	3 (2/1)	3,067	6/30	\$183.89	1	\$525,000	\$564,000	107.43%
10407 Bevin Court	3 Story	4	5 (4/1)	4,858	6/25	\$144.09	2	\$729,900	\$700,000	95.90%
9910 Bayart Way	2 Story	4	3 (2/1)	3,319	5/26	\$165.71	47	\$570,000	\$550,000	96.49%
10230 Vixen Lane	2 Story	4	3 (2/1)	3,302	5/3	\$164.99	23	\$539,900	\$544,800	100.91%
9615 St Barts Lane	2 Story	4	3 (2/1)	3,216	5/25	\$186.57	3	\$589,000	\$600,000	101.87%
10407 Caneel Court	3 Story/Base	6	5 (4/1)	5,112	5/14	\$131.06	0	\$699,000	\$670,000	95.85%
9914 Bayart Way	2 Story/Base	5	6 (4/2)	5,357	3/19	\$126.94	2	\$675,000	\$680,000	100.74%
16543 Rudyard Lane	2 Story	5	4 (3/1)	3,278	3/12	\$172.36	17	\$565,000	\$565,000	100.00%
9743 Aegean Court	2 Story	4	3 (2/1)	3,351	1/28	\$149.21	21	\$520,000	\$500,000	96.15%
9520 St Barts Lane	2 Story	4	4 (3/1)	3,424	1/27	\$170.85	3	\$569,000	\$585,000	102.81%
9701 Van Strattan Court	2 Story	4	4 (3/1)	3,641	4/1	\$151.06	0	\$550,000	\$550,000	100.00%

Homes Sold By:	DiGioia Realty	Other Agents
Avg Days on Market:	1.5 Days	10.5 Days
Avg Sales Price % of ORIGINAL Asking Price:	103%	99%
Number of Homes Listed & Sold:	4 by David ALONE	NO AGENT LISTED MORE THAN 1

DiGioia Realty is the EXPERT in The Hamptons! There is no substitute for experience!!!

Please call us for a **FREE HOME VALUATION!**

**Highlighted in Blue = DiGioia Realty brought Buyer**

**Highlighted in Yellow = DiGioia Realty Listing**

**DiGioia Realty was involved in 23% of The Hamptons Closed Homes in 2021**

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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