



Wednesday Weekly

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General News and Updates

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

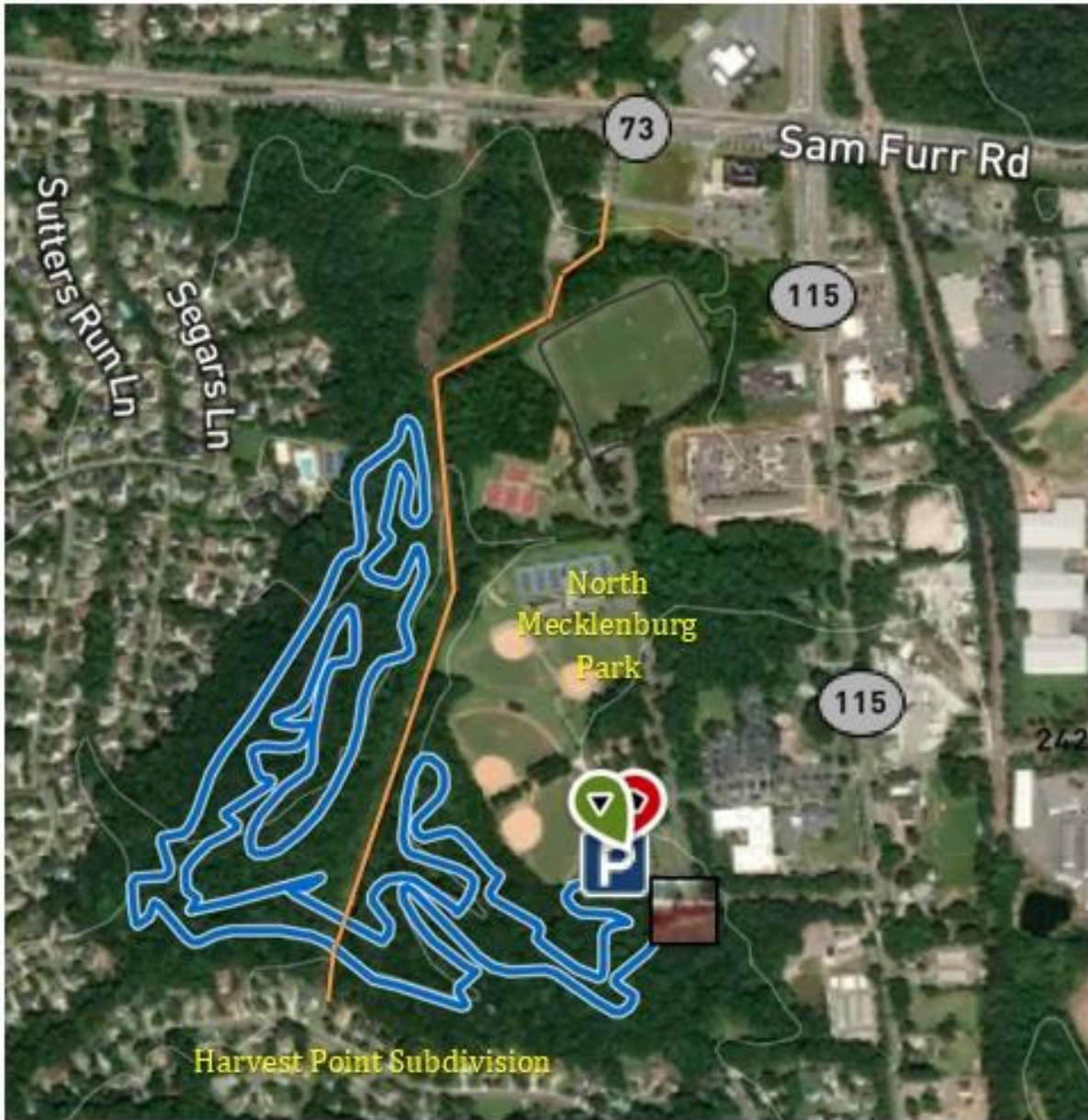
North Mecklenburg Park Greenway Update

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.



Scenes from Santa's Recent Visit

Santa was right here in The Hamptons the other night, spreading good cheer and smiles to everyone!

A very special thank you to everyone who helped make his visit so special -

Tim Kidd, and the Tyminski, Ford, and Burnside families!

Also a special thank you to [Alyssa Roccati](#) for sponsoring the event with special treats and prizes!





Events and Happenings

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
Now thru NYEve	5:30p - 9:30p	Almes family light display
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](#)



Hamptons Christmas Light Display is "Lit"!

16538 Rudyard Lane

As usual, the Hamptons has outdone ourselves with holiday decorating! We encourage you to spend time taking it all in throughout the entire neighborhood - your family will truly have the Christmas spirit after an evening of looking at all the fun and beautiful light displays right here in The Hamptons!

One home in particular is a sight to behold! Have you see this fantastic light/music display yet??
Pack your family in the car and head on over to:

Drive to: 16538 Rudyard Lane

Tune into: 98.1 FM

Listen to the music and be amazed by the dancing lights! There is still time to enjoy this fun display put on by the Almes family - it will run through New Years Eve every night from 5:30p - 9:30p.

There's even a mailbox for your Santa Letters!



Community Information

Meeting Minutes and More

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

[Click HERE](#) for the HOA 2020 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: [Lori Rogers](#)

Communications: [Barb King](#)

Covenants: [Jerry Hudgins](#)

Doyers Clubhouse: [Roberto/Miluska Taboada](#)

Hospitality: [Doug/Donna Schroeder](#)

Landscape: [Brian Register](#)

Pool: [Teresa Sanders](#)

Social: [Shannon Beiter/Jenny Burnside](#)

Special Events: [Beth Metz](#)

Swim Team: [Kim Sasser](#)

Tennis: [Gina VanNortwick](#)

Vixen Clubhouse: [Chrissy/Reggie Hairston](#)

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704-915-8785 www.TaborRoofing.com



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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