





Wednesday Weekly

This Wednesday Weekly is sponsored by



DiGioia Realty
Signature Properties

General News and Updates

Annual Meeting Notice and Information
Monday, January 30th, 7:00pm at Doyers Clubhouse

Hamptons at Northcross Homeowners Association, Inc.
c/o Cedar Management Group, LLC
PO Box 26844
Charlotte NC 28221
Phone: 704-644-8808 Fax: 704-509-2429 Annual Meeting Notice

December 27, 2022

Dear Homeowner,

The Annual Meeting of the Hamptons at Northcross Homeowners Association, Inc. has been set for January 30th, 2023 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
- 2022 Accomplishments and Financial Summary
- Declaration of Protective Covenants and Bylaws
- 2023 Budget and Capital Projects/Ratification of 2023 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 three (3) 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 2023 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.

NOTE: In accordance with the new HOA law regarding electronic delivery related to HOA business, we will be taking advantage of the cost savings and elimination of post office delays by **delivering future notices (including the upcoming 2023 Annual Meeting online ballot) via email**. To participate, please make sure Cedar Management has your most current email address on file. You may verify this via Vine (Cedar's homeowners' portal), online chat via Cedar's web site (cedarmanagementgroup.com, then select "Chat") or by sending an email to Hamptonsproxies@mycmg.com. If you haven't yet registered for the online owners' portal and have misplaced your original login information, please reach out to phrase@mycmg.com to receive your initial login "phrase". For those of you with no email address on file, we will continue to mail hard copies through the U.S. Postal Service. Thank you!

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

[Proxy](#)

[BOD Nomination Form](#)

[Proposed Budget](#)

[Online Ballot for BOD](#)

Proxy returns: MUT BE RECEIVED NO LATER THAN JANUARY 27, 2023

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

By fax: 704-509-2429

By email: hamptonsproxies@mycmg.com

Hand-delivered: 10610 Metromont Parkway, Suite 204, Charlotte, NC

additional convenient drop-off option

Place in box on front porch of Board member:
Lynn Marshall (10313 Tallent Lane)

HOA Board of Directors Meet one of the Nominees

Lauren Fahey is a Hamptons resident since 2017, when she and her family moved from Scottsdale, AZ for her employer, Corning Incorporated. Originally from the Cincinnati, OH area, Lauren has had the opportunity to live around the US and is very happy to be settled in Huntersville! Currently, Lauren is a Global Product Line Manager for optical fiber and has been with Corning for 9 years in several commercial/ operations roles. Lauren and her husband, Drew, have two boys, Jack (7) and Theo (4), and greatly enjoy the activities that presents – especially the wooded trails, pools, great neighbors and parks in the Hamptons! Our family loves skiing out West, cruising around Lake Norman, trying new restaurants around the Charlotte/ Lake Norman area, and can be found at almost any indoor rec center for their sons’ activities. We are very appreciative to the community for so many amenities and opportunities to stay active! Lauren is also a member of the 1902 Society of the YWCA Charlotte and a Board Member for Corning Inc. Charitable Contributions Committee. Lauren is excited to contribute to the Hamptons HOA BOD and is looking forward to helping ensure the Hamptons community remains a safe, happy, prosperous and cohesive neighborhood for years to come.



Letter from the HOA Board

See the letter below as well as this link for [updated payment information](#).

Dear Hamptons Residents,

The Board and the Committee Chairs have been developing the budget for 2023 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 30, 2023. 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. When the dues increase was put into effect for 2022 the Board did not anticipate needing to increase dues again in 2023. However, unprecedented inflation has necessitated another dues increase for 2023 to ensure sufficient funding for increased operating costs and elevated cost of future projects. The proposed budget for 2023 includes a \$100 increase in the annual HOA dues. You will notice in your invoice from Cedar Management there is a \$50 increase in your first payment installment for your homeowners dues. \$580 will be due on February 1st and another payment of \$580 due on April 1st of 2023.

You will receive the proposed 2023 budget in the mail in a few weeks. We invite you to review this budget and to attend the HOA Annual Meeting on January 30th to find out more information on the 2022 financials, the proposed 2023 budget, and past/future capital projects. If you have any questions, please feel free to contact the Hamptons Board.

Respectfully,

Lynn Marshall, President
Leslie Welch, Vice President
Larry Clever, Treasurer
Jeff Price, Secretary
Jean Buffum, Committee Liaison

Tennis Reminders

- Tennis courts are only to be used for pickleball and tennis. Please refrain from playing hockey, bike riding or skateboarding on the courts. These things can damage the court surface which is VERY costly to maintain and repair.

- Please remember to lock the gate when exiting the tennis court. If you are walking by the courts and you see the gate is open, please close it. Courts are for residents and their guests only.



- We love our furry friends, but please, no dogs on court. Recently, there has been dog waste left on the courts.

Recycling News You Can Use

Ever think about the garbage bin we put out every Sunday and wonder if there are any ways to reduce what you throw away? Sure we have the ability to recycle but a lot of what we put in our trash could be re-used or re-purposed in some other way. See below for a tip! Questions about this recycling tip or what can be recycled in your curbside bin? Reach out via email to Hamptons neighbor [Kim Aichele](#).

January - What really can be recycled at our curb? - Waste Reduction Tip #7

You toss in that plastic container, it goes away, and you never have to think about it again. BUT is it recyclable? Recycling contamination is the biggest problem facing recycling centers and plastic is one of the biggest contributors. We, however, can be the solution. For example, those clamshell lettuce containers that have a number 1 on them? NOT recyclable at our curb even though we have been taught that we can put 1's and 2's in our bin. There are different types of 1's and only 1's that have a neck on them like plastic water, soda, and gatorade bottles can be put in our bins. What makes this a big deal? When recycling is heavily contaminated the entire contents are thrown away.

While recycling can be confusing and sometimes complicated, being an informed consumer can really help with this process.

[Mecklenburg County Acceptable Recycling List](#) - click here for a list of what is and is not recyclable at your curb.

[Recycle Across America](#) - click here for more information about a nationwide push to recycle right.

* Click [HERE](#) for complete list of previous recycling tips

Events and Happenings

Here's What's Coming Up!!



Weekly	Mondays/Thursdays 6:00pm	Adult Open Pickleball at Doyers
Weekly	Tuesdays/Thursdays 7:00pm	Cardio Dance at Doyers
January 30	7:00pm	Annual HOA meeting at Doyers

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

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

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

[Click HERE](#) for Vine (homeowner portal)

Monthly financial documents for the Hamptons HOA are always available on your homeowner log-in tab on Vine. After logging in you will see "Documents" as one of the options at the top. Financials, as well as other documents, 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 Hammerheads: Click [here](#) for our community swim team website

Hamptons HOA Board of Directors

President:	Lynn Marshall
Vice President:	Leslie Welch
Treasurer:	Larry Clever
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

The Hamptons 5-Year Sales History by the Numbers



Since 2005, **DiGioia Realty** has **sold over \$40,000,000** in Volume and been involved in **75+ Home Sales in The Hamptons ALONE!** *There is no substitute for experience!*

DiGioia Realty has been The Hamptons Leading Home Sellers for Over 15 Years!!!

	2018	2019	2020	2021	2022	5 YEAR CHANGE
Average Sales \$	\$512,397	\$516,098 (+1%)	\$536,198 (+4%)	\$644,205 (+20%)	\$746,533 (+15.9%)	+\$234,136 (+45.7%)
Average \$/SQFT	\$137.56	\$141.55 (+3%)	\$147.88 (+4%)	\$171.58 (+16%)	\$208.83 (+21.7%)	+\$71.27 (+52%)
Avg Days on Market	49 Days	39 Days (-20%)	29 Days (-26%)	8 Days (-72%)	12 Days (+50%)	-37 Days (-75%)

As of 12/28/2022

Since 2018, The Hamptons \$/sqft has more than doubled and Avg Sales Price has almost doubled!!!

Contact *DiGioia Realty* to find out about their **New Year's LISTING SPECIAL & receive your FREE HOME VALUATION today!!!**

David & Nancy DiGioia (704) 506-6434
David@SignWithAPro.com
Anthony DiGioia (704) 900-4010
Anthony@DiGioiaRealty.com
www.DiGioiaRealty.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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