

On-Site Manager's Report – Jason Weikle

Phone: (804) 639-1701

Email: hamptonparkmgr@verizon.net

Office Hours: Monday – Friday 9-5

In-Office Hours: Monday – Friday 2-5

Neighborhood Reminders

Parents please remember to remind your children that there is NO Skateboarding at Hampton Park Facilities. Signs are posted at all entrances and people caught skateboarding can be charged with trespassing.

Residents are reminded to take precautions against auto theft by remembering to roll up their car windows and to lock doors when leaving vehicles unattended. Remember also to keep your garage doors closed, items such as golf clubs, tools and beer are easy targets for theft.

What is the ARB?

The Architectural Review Board is responsible for enforcing Hampton Park's Architectural Standards and Guidelines.

Where can I find out what needs ARB approval?

Check your Hampton Park Architectural Standards and Guidelines when making improvements to the exterior of your home or yard. If you do not have your Hampton Park Guidelines anymore, they can be found on the HOA website, www.hamptonparkonline.com, under the ARB tab.

What kind of improvements need ARB approval?

Items such as trampolines, fences, shutter color changes, deck extension, paverstone patios and walkways, play sets and exterior lighting for your flower beds are just a few common items that homeowners sometimes don't realize need ARB approval.

What happens if I don't feel like getting or waiting on ARB approval?

Proceeding prior to obtaining approval is a violation of the Covenants. Homeowners will be responsible for all fees and possible fines and or legal fees need to bring the item in question into compliance. If your home is under contract and pending sale, violations like these can prevent you from selling your home.

When should I hear back from the ARB about my proposal?

Using our new ARB software provided by Smartwebs, you should receive a letter from the ARB through email by Thursday, of the same week as the meeting. Your submittal can either be Approved, Approved with provisions, Not approved, Declined or Incomplete. Incomplete submittals require more information to be approved, i.e. residential plat or color information.

Approved ARB Submittals

<u>Neighborhood</u>	<u>Modification</u>
Hampton Crossing	Screened porch
Hampton Green	Fence and landscaping
Hampton Meadows	Landscaping, arbor and retaining wall
Hampton Crest	Window style

Fill out ARB modification forms COMPLETELY and turn in to On-site Manager. Submittals may not be approved if all information isn't included. ARB submittals are due **Thursday, December 11th,**

Vandalism Report

<u>Incident</u>	<u>Location</u>
Skip Rock Path repairs were destroyed	Skip Rock Path

If you have any information about any incidents that may have occurred please contact Jason Weikle, On-Site Manager at (804) 639-1701 or the Chesterfield County Police Department Non-Emergency number (804) 748-1251 to report any damage or suspicious activity.



Attention HP Residents:

An increase in doggie waste is being reported by your fellow residents. Dog waste has been found literally on top of our children's tot-lots and other play areas. Parents please remind your children if they walk the family dog not to just allow “fluffy” to pop a squat. Take advantage of our Fido Station which offers a safe and sanitary waste drop off with baggies included, located at Celebration Park near the putt putt course.



Attention Residents:

Our standards and guidelines state: 49.1 Campers, horse and utility trailers, RV's, boats, school buses or commercial vehicles over 6,000 pounds having dual wheels, inoperable vehicles without current registration or any similar items, shall not be stored or parked on any lot, common area or street. These types of vehicles and items can only be parked in an area identified by the Association. If the Association does not identify such an area, they must be parked outside the development.

These vehicles severely reduce the visibility of what is around the next turn and could cause an accident or worse. To prevent serious injuries and accidents, the HOA ask that all owners or operators of these types of vehicles please make arrangements outside of the community to store these vehicles. If you have any questions please call (804) 639-1701.

Winter Time, Time to Prepare

Pipes may freeze even if they are not exposed to outside air. In extremely cold weather, even pipes that run along exterior walls or through crawl spaces may freeze.

There are steps you can take in advance to minimize the possibility of frozen pipes. Pipes may be insulated with foam rubber sleeves or fiberglass insulation. Pipes which run through unheated areas may also be wrapped with special heating strips before being insulated. Rather than providing passive protection, these strips use electricity to provide heat to potential problem areas. Do not fall into the trap of believing that your hot water lines can't freeze, they can. Insulate both cold and hot water pipes.

If you are caught in a cold streak and think that your pipes may be vulnerable, leave one of the faucets farthest from your water source open slightly. The running water will provide freeze protection. This is obviously a last resort, since even a small constant trickle can represent a waste of water, but it is much better than ruptured pipes.

If you have a faucet outside your home, it is best to have a turnoff valve in the line leading to the faucet. If you have such a valve (or if you install one), you can turn off the water at the inside valve during the winter. Then you can open the outside valve and drain the water. This provides a margin of safety, eliminating the possibility that water in the pipe will freeze in the area where it exits your house.

Hot water heaters

The water heater gets quite a workout in most homes. Based on manufacturer's suggested service life, the life expectancy of a water heater is about 8 to 12 years. That, of course, will vary with the severity of local weather, the unit design, quality of installation and the level of maintenance your unit has received. In any case, make sure that an electrical problem such as a blown fuse or tripped breaker is not the reason for the unit's failure.

Is your water not as hot as you would like it? Here are some solutions for both gas and electric hot water heaters.

Electric water heater

- Make sure that the power is connected. Reset the thermostat.
- Flush the heater to remove sediment from the tank.
- Insulate the hot water pipes.
- Replace the heating element or thermostat.
- Raise the temperature setting on the thermostat.

Gas water heater

- Make sure that the gas is connected and the pilot light is lit.
- Flush the heater to remove sediment from the tank.
- Insulate the hot water pipes.
- Clean the gas burner and replace the thermocoupler (a safety device that shuts off the gas automatically if the pilot flame goes out).

- Raise the temperature setting on the thermostat.

Some other Common problems and solutions for hot water heaters are:

- **Leaking pressure-relief valve** — Replace valve.
- **Leaking water supply pipes** — Tighten the fittings. If that doesn't work, shut off the water and replace the fittings.
- **Hissing or sizzling noises** — Sediment may have collected in the tank. Drain the tank until the water clears. Soak elements in vinegar and scrape collected scale.

Appliance Hoses

Water-related damage causes millions of dollars of losses each year. Inspect pipes and fittings each year. Just as you change the batteries in your smoke detector each year, you should take a few minutes to inspect under sinks and around washing machines, lavatories, ice makers and water softeners. If hoses indicate wear, replace them. Consider replacing hoses to major appliances such as your washer and dishwasher every two to five years. Steel, so-called "no burst" hoses have been shown to have a longer lifespan than other models. Most importantly know where your water shutoff valve is located and be sure that the entire family knows how to shut off household water supplies in the event of a sudden pipe or hose break.