

Hampton South Homeowners' Association Neighborhood News

P.O. Box 471183, Tulsa, OK 74147-1183
July 15, 2008

The Practical Side of Neighborliness

Every Hampton South resident has a responsibility to make and keep our neighborhood safe and pleasant. The Restrictive Covenants were established to help each of us maintain the property values of the individual homes and by promoting the maintenance of compatible physical features. In order to do so, the covenants naturally establish rules. The duty of the Board of Directors of the Hampton South Homeowners' Association is to enforce those rules and thereby maintain and enhance the appearance and value of our properties.

Everyone wants to keep Hampton South a community which we can enjoy and take pride in. Being a Good Neighbor is an important civic duty, good for our neighborhood and good for our property values. Do your part to maintain the neat appearance, condition and value of your property. Regular maintenance, landscaping, and touch-up painting are parts of homeowner responsibilities.

Also, residents need to limit or eliminate the number and frequency of cars parked in the streets. Cars parked in the street are a distinct safety hazard since they limit drivers' views and otherwise give the Addition an appearance of a parking lot rather than a tranquil, safe and friendly neighborhood.



Recent Rainstorms Damage Roofs

Recent storms have damaged scores of roofs in Hampton South and many homeowners are moving to replace these roofs. Before you do so, residents need to submit a request to the Homeowners' Association for approval. Roofs which do not comply with the covenants will have to be replaced.



The covenants require that all roofs be equal to or better in quality than Heritage II shingles and that the color be similar to weathered wood. No other materials or colors are authorized. If you are replacing a roof, submit an application to do so. Also, ask your roofer to read the covenants and certify that his proposed work and materials comply with the covenants. If you have any questions, call Tom Mansur at 254-6855 or 520-2600, any member of the Association Board, or visit the Association website.

Dues News

The Hampton South Homeowners Association Board has voted to keep the cost of Annual Dues at \$100 for 2008-2009. Residents should be looking for annual dues notices coming soon in your mail.



Covenants And City Code Reminders

The Job is Not Over Until the Paperwork is Finished

Each year the Architectural Committee of the Hampton South Homeowners' Association reviews applications of residents for repair and new work on their properties. The purpose of the application process is to ensure that the work contemplated by each homeowner is in compliance with the Covenants. The application process serves to protect both the homeowner, his or her adjacent homeowners as well as the Association.

The process is relatively simple. When work is contemplated, each homeowner should submit an application form to the Architectural Committee for review. This needs to be accomplished **prior to starting the project**. These applications are available 1) for download online at

www.HamptonSouth.com

Or 2) by calling or emailing the Architectural Committee Chairman, Tom Mansur (at 254-6855 or thomas.mansur@benham.com), or 3) contacting any of the HSHOA Board Members.

Also, don't forget to "Call Okie" at 1-800-522-OKIE for identification of underground utilities **before** any digging. Call not more than 10 days and not less than 48 hours before the planned excavation.

Thanks and Kudos

Many of our neighbors' good deeds go unnoticed and unheralded however there are a few folks in particular that deserve recognition. Thanks to Ron Hardage, Larry Ward and others who recently trimmed trees, repaired our sprinklers, and installed trash cans in order to keep our neighborhood clean. Special thanks also goes to Jerry Shelton who oversees our beautification efforts for the Association and most recently arranged for new park benches. Additionally, last week, Mark Wollmershauser went around the neighborhood and trimmed trees, helped clean-up the park, and hauled off all of the tree limbs that had not yet been hauled away by the city. He did this on his own time and at his own expense. Mark O'Brate also helped trim trees and clean up the park. These folks are great neighbors!

The following reminders arise from problems, issues, questions and violations reported in the last year

◆ All outdoor construction projects, including fence replacement or new installation, patios, decks, mailboxes, roof replacements, and house painting, must be approved by the Architectural Committee **before** work is begun.

◆ Inoperable vehicles must be stored within an enclosed garage. No motor home, boat trailer, travel trailer or similar RV shall be located, parked or stored on any public street within the subdivision for a continuous period exceeding 24 hours, or on any lot for more than 24 hours if it is within view from a public street or an adjoining lot.

◆ Fences must be constructed of the materials stipulated in the covenants (wood, brick, stucco and wrought iron).

◆ Additions to houses must comply with covenant requirements with respect to window types and window areas. These requirements are in addition to City Codes applicable to all construction in the City.

◆ The conduct of businesses from Hampton South homes is subject to municipal ordinances and the Covenants. Such activities must not present a nuisance arising from parking extra vehicles, undue increase in traffic, parking on any seeded areas, or other bothersome activities which detract from the peaceful habitation of other homes. Such activities affect the value of our homes.

Persuade your neighbors to compromise whenever you can. As a peacemaker the lawyer has superior opportunity of being a good man. There will still be business enough.

-Abraham Lincoln

The Hampton South Board is a small group of Association members (i.e. homeowners) who volunteer their time to conduct Association business, primarily the maintenance of the common areas (entrances and park), and enforcement of the restrictive covenants. If you would like to volunteer some time to help keep our neighborhood safe and clean, please consider volunteering to serve on the HSHOA Board or work on a committee. Your current HSHOA Board is shown below.

Mark Obrate President	250-1402
Margaret Hohmann Vice President	252-2129
Kathy Dethlef Secretary	459-2458
Mella Naifeh Treasurer	250-7540
Andy Commer At-Large	294-0807
Rudy Farneti At-Large	249-0540
Larry Ward At-Large	252-9404
Jerry Shelton Landscape	252-1854
Tom Mansur Architectural	520-2600



Slow Down In the Neighborhood

2008 Budget



At the most recent Hampton South Homeowners Association Annual Meeting, the attendees approved the following Budget for 2008.

Total Receipts	22,565
Postage & Box Rental	275
Insurance	3,200
Legal Fees	500
Newsletters	320
Other Management Expense	220
Total Management Expense	4,515
Taxes	61
Utilities (Electric, Water)	2,325
Social Events	250
Landscape (mowing,treatment,flowers)	6,300
Landscape Projects (tree removal)	200
Repairs (parks,sprinklers,lights)	1,800
New Equipment (park,lights,sprinkler)	500
Total Other Expenses	11,436
Total Expenses	15,951
Reserve Fund Expense	6,614
Net Revenue	0

Take a Trip - Visit Hampton South on the Web:

www.HamptonSouth.com



Would you like to be informed of upcoming board meetings, special announcements or other neighborhood issues? Visit our neighborhood website, www.HamptonSouth.com, and register your e-mail address on our notification list.

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**Place
Stamp
Here**