

To submit articles,
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Hampton Meadows *journal*

Community news for the residents of Hampton Meadows

“Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has.”

Margaret Mead

U.S. anthropologist (1901 – 1978)

Condo fees increased

Effective January 1, 2006 condo fees will increase from \$705 to \$765 per quarter. In a letter sent to all Hampton Meadows residents, the Board of Directors explained the necessity of raising fees, that is, the continued need to add \$70,000 per year to the Reserve Fund.

This year, for example, funds were withdrawn from the Reserve Fund to correct the ever-worsening situation with the entrance to the Mail Room. The ice build-up in the winter months made for treacherous footing. Now, no lives will be lost by residents attempting to retrieve their mail.

Condo fees will continue to be payable in quarterly installments. In a decision made by a previous board, a monthly payment plan is not a viable option due to the increase in workload for our management company.

Vacancy on Board of Directors

The Board of Directors has accepted the resignation of Elisa Novicki from the BOD. Elisa will be leaving Hampton Meadows to return to her home state of Connecticut. This leaves an opening on the Board of Directors to fill her unexpired term of office that ends at the Annual Meeting of June 2007.

Qualities Sought

The ideal candidate to fulfill this position is a Hampton Meadows Condo Association (HMCA) homeowner with these attributes:

- Business experience — the more, the better
- Ability to put aside one's personal interests and agendas to make decisions that preserve the long-term strength of HMCA homeowner investments, even when such decisions may be ill received by a few (continued on next page)



Editor's note: In addition to the December issue of the *Hampton Meadows Journal*, there will be a special Holiday Party edition. Since our snowbirds are taking flight and the rest of us will be hibernating, starting in January, the newsletter will be published every two months. Of course, this depends on many things: articles submitted by residents (all you snowbirds included) and whether or not this editor gets frostbite.

Vacancy on Board of Directors (continued)

- Able to commit to monthly scheduled meeting lasting between 2 ½ to 3 ½ hours
- Able to participate in ad hoc sessions as required – examples being:
 - Walks through the HMCA to observe Association issues
 - Detailed review of the Association's annual budget
 - Annual review of the Association's reserve fund
 - As-needed reviews of the Association's major contracts
 - Participate in vendor searches and customer references to find alternative solutions and costs to meet Association needs

Requirements

1. The candidate must be willing to commit to the Board's 12 monthly meeting schedule and to its ad hoc sessions noted above.
2. The selected candidate must have the ability to send and receive email as the major means of communication among Board Members between meetings.

Applying

HMCA home owners interested in applying for this position should provide an email in response to the qualities sought and the requirements noted. Please address your email to all four Board Members:



| | | |
|-----------------|---------------------|--|
| Susan Swales | President | sfswales@yahoo.com |
| Al Santoro | Treasurer | atsantoro@comcast.net |
| Jack Murningham | Assistant Treasurer | murningham@yahoo.com |
| Kreon Cyros | Secretary | cyros@alum.mit.edu |

From the left: Kreon Cyros, Jack Murningham, Susan Swales, and Al Santoro

BOD meeting rescheduled

Due to scheduling conflicts, the December BOD meeting has been rescheduled to **Wednesday, December 7**, 7:00 PM at the Clubhouse.

For their monthly meetings, the BOD has developed an order in which they will address agenda items. As always, residents are encouraged to attend the monthly BOD meetings.

Meeting format

1. Meeting called to order by the President or Vice president
2. Secretary's report
3. Treasurer's report
4. Old Business
5. Unit Owner Recognition and Letters from Unit Owners
6. Manager's Report
7. New Business - President's Agenda
8. New Business - Board Member Issues
9. Meeting closed by the President or the Vice President

Community Focus

Home advice from Dick Noval

Dear Dick:

I'm not getting enough heat from my furnace.



Dear Resident:

This information was passed on to me from Jim Beer. Jim has a 2-year old Bryant furnace. The house temperature could only reach 62 degrees during the severe cold spell we had last winter. He called in the Gas Company per his maintenance contract. They said that was to be expected and there was no problem in spite of the fact that the furnace analyzer was showing a 3.3 error code.

Jim called Bryant and was told that the furnace filter he was using was the wrong filter and it was blocking the airflow. Bryant told him that the inexpensive (95 cent blue style) was the proper filter for that furnace. He replaced the filter, problem solved.

This problem also happened at another home with a Bryant furnace. The possibility exists that this may happen to other brands of furnaces as well. So be careful to select a free flowing filter as a replacement.

This situation can also cause the temperature sensor inside the furnace to shut it down. Not enough air circulation.

Holiday party

You knew the date and the location. Now here are the details:

When: December 18
Where: Ashworth Hotel
What: 4:00 PM cocktails
Cheese and veggie tray
Cash bar
5:30 PM dinner
Baked stuffed haddock with lobster sauce
Or
Prime rib of beef au jus
Cost: \$40/person — check payable to June O'Rourke. Specify dinner choice on check and place in cubby hole #62. Deadline: December 3 (oops!).



Time travel

What were you doing on November 27, 1954?



Claire and Paul Surprenant

Renting the Clubhouse



So you want to rent the Clubhouse for a function that is not solely for Hampton Meadows residents — you want to invite family and friends? You need to know:

Fees:

\$ 325 reservation deposit

\$ 200 refund if Clubhouse is left in a clean condition

Total charge if conditions listed is met:

\$ 125

Additional charges

\$ 75 minimum cleaning charge if Clubhouse is not left in a clean condition

Trash

All trash must be removed by you.

Bring it in/bring it out

Maximum capacity (per Fire Inspector)

Meeting Room with tables: 51

Meeting Room without tables: 108

Entertainment/Game Room: 55

Contact

Phil or Sarah Bebchick, Unit 124, 926-5012 or sbhomemail@aol.com

Happy holidays

Note: Martha Stewart has not moved into Hampton Meadows, but she sure does have some stiff competition!



Doreen and Bryon Drigian, Unit 4



Main entrance

Through their hard work, the entrances, Clubhouse, and Mail Room are beautifully decorated for the season. Thanks to all of you!

Kathy Clark, Sally Cunningham, Doreen and Bryon Dirigian, Ginny Fenlon, Gail Mounger, John and Claire Nigrelli, Janet and Dick Noval, Kathy Roy, Marcia Sapienza, Susan Swales



Combine the efforts of Ed Pierce, Unit 73, and Ed Paletski, Unit 74, and you get a perfectly lit tree: 12 ft tall 24 ft bottom circumference.

Lamp posts



Some residents were surprised to discover that when they went to decorate lamp posts, the electrical outlets, which were previously there, were removed and replaced with blank plates. Apparently the wrong metal boxes were used during development of the complex, and this caused the circuit breakers to trip.

To make all you disappointed residents feel better, the Phase 5 development didn't even have outlets.

Dick Noval provides a tip:

If you want to decorate a lamp post, use the electrical outlet on the side of the house to plug in the cord.