

Hampton Ridge Community Association

April 9, 2025 Time: 6:00PM

Place: Northern Regional Recreation Center

Item I. Welcome/Call to order – 6:03pm

Present: Natalie King, Gina Merrell, Dina Ringel (10 homeowners)

Absent: Beryl Jackson

Item II. Owner Concerns/Comments/Questions

A. Homeowner brought up that there is a tree leaning over in the woods next to the pool

Item III. Reading of Minutes-Approved as read

Item IV. Old Business Updates

A. ARC Process Changes

- a. Gina Merrell discussed changes to the ARC for this year
 - i. An application has been sent to the current members of the ARC
 - ii. Notice will be sent out to the community for interested members
 - iii. There are two open spots
 - iv. Board added a Board member to the ARC for awareness
- b. Gina is leading a charge to update the neighborhood covenants
 - i. Seeking volunteers to help with the process
 - ii. Idea proposed by homeowner for the Board to have the right to make guidelines for the ARC

B. Rental Amendment Status

- a. Discussion of why the rental cap is proposed
- b. Major reason is to keep the majority vote in the neighborhood
- c. Important ideas to include:
 - i. The vote should have a conclusion, ie after set date it dies, after number of votes for/against it wins/loses, etc
 - ii. Integrity of the voting process by management company should be considered

C. Hawthorne Management Change

- a. Ownership changed and there has been a decline in responsiveness and thorough process
- b. RFP was released on April 1, responses due by May 31
- c. RFP will be posted to the website

D. Treasurer's Report

- a. We have approx \$88,000 in operating cash
- b. Monthly expenditures are averaging \$10-\$12k
- c. Homeowner brought up concern on whether trail maintenance is worth it. If costs are rising, we should determine the value that the trails bring.

Item V. Committee Updates

A. Pool

- a. Opening date is May 23
- b. Deck repairs will be scheduled soon and must be completed before opening
- c. Only change in schedule is that lifeguard will only attend on Saturdays
- d. Pool fobs must be paid for prior to receiving them (new policy)
- e. Fobs increased to \$25 replacement

B. Landscape

- a. New landscapers are doing an excellent job
- b. Weather extremes taking its toll on old trees and shrubs: Storms/freezes, down trees, shrubs' health, and trail erosion
- c. We will review the need to plant new trees and shrubs in the Fall. Native species will be considered.
- d. Buffer is needed on Sam Furr due to building of apartments. Understory (short trees that grow well under taller canopy trees) evergreens will be considered. Shrubs are already in progress.

C. Social

- a. Egg hunt at the pool on April 19 at 10am
- b. Pool opening party being planned
- c. Fall Fest – same as last year in Oct/Nov

Item VI. Meeting Adjourned