



HAMPTON COMMONS – HAMPTON KNOLLS

April 2024

Spring Community News

THANK YOU TO THE CURRENT BOARD OF DIRECTORS!

Anne Tyner

Brian Matsik

Sherry Richardson

Amy Vestal

John Rincic

Monthly Dues Reminder

As a friendly reminder, homeowner's association dues are due by the 15th of the month. Your prompt payment ensures the smooth operation and maintenance of our community.

On the 16th, a late fee of \$25 will be charged for any payments received after the 15th (unless postmarked before).

Assessment Update

We express our sincere appreciation to all homeowners promptly submitting their payments for the special assessment. The Association greatly values your timely cooperation and support. We have collected over 50% of the total.

If you have not yet submitted your payment or setup a payment plan, please do so as soon as possible to help meet our payment needs. If you have already setup a payment plan for the assessment, thank you! If you need to setup a payment plan, email Brandon brandon@over-brook.com. He will help you.



Signup for the Hampton Commons HOA Portal today!

Automate your payments, review documents, see account history, submitted requests, and receive important communications.



Pool Opening – May 22, 2024



The pool will be open in time for Memorial Day weekend; opens May 22, 2024. See the enclosed Pool Opening letter for important information, pool access information and pool rules.

Please clean up after your pets!



Picking up after your dog isn't the most enjoyable chore. Let's face it — it's gross! It can be tempting to skip this task, but doing so is both bad for the environment and public health.

- Dog Poop Is Not Fertilizer
- It's an Environmental Pollutant
- It Carries Diseases; Roundworms, Salmonella, E. coli, Giardia, Leptospira, Parvo virus, and Coliform bacteria.
- It Can Overwhelm the Ecosystem
- It Smells Bad
- Interferes with overall Landscaping

PAYMENT DROP BOX

Save your postage and use the HOA Drop Box located by the pool entrance under 24/7 surveillance.

Trash Cart Reminder



The HOA rules in effect since 2004 require all Trash and Recycle removed from the street and stored the same day as pickup. All carts left out the next day will be subject to daily fines from the HOA, unless other arrangements have been made. Contact brandon@over-brook.com for assistance.

Parking Reminders



Visitor Parking at the pool will be converted to Pool Parking starting May 22nd, allowing Hampton Knoll owners and guests a place to park.

Below are the main parking violations to avoid:

- Using a visitor space for a third or fourth vehicle
- Using a visitor space for (3) nights regardless of location
- Parked in a manner that violates posted signs.
- Parking a vehicle with an expired, stolen, or fraudulent license plate.
- Parking in a way that blocks mailboxes or sidewalks.
- Parking on the grass or in yards.

Parking Enforcement is subject to towing at the owner's expense.

NO Dumping Allowed



Reminder: dumping and bulk item drop off within our community is strictly prohibited. Such actions not only violate our community rules but also pose a risk to the cleanliness and aesthetics of our neighborhood. Dumping or leaving bulk items in common areas not designated for such purposes is considered a violation of our community guidelines. Offenders are subject to penalties imposed by the Homeowners Association (HOA), which may include fines and other disciplinary actions.

The week of July 8th, the City of Winston-Salem will pick up bulk items left street-side in Hampton Commons & Hampton Knolls by July 7th.

We will schedule a community sponsored "Bulk Week" in January 2025. This will be in addition to anything provided by the City of Winston-Salem.

Feedback & Owner Concerns

We have a beautiful community, and we all want it to continue to be a great community to live in.

If you have a suggestion for the community or something you would like brought in front of the HOA Board, please contact: brandon@over-brook.com or visit www.hamptoncommons.info for more information.

2024 Pool Season Announcement

April 15, 2024

The pool will be open Wednesday, May 22, 2024, just in time for Memorial Day Weekend!

You must obtain a NEW pool fob; these new pool fobs will be mailed out to anyone without a past due balance prior to the pool opening. All old fobs have been deactivated and will not work for this pool season.

To receive a Pool Fob please visit www.hamptoncommons.info to be mailed out on Monday May 6, 2024. You can also pick one up in person on the 22nd from Over-Brook Property Management at the pool and enjoy a free Hotdog, chips, and drink.

The cameras at the pool are not for the personal safety of any homeowner, resident, and/or guest. The cameras are in place to protect the property of the HOA and Management Company. By entering the pool, you agree to swim at your own risk!

POOL HOURS are: 9:00 am to 8:00 pm each day (18+ unless accompanied by an adult).

The pool will be open from May 22nd until September 22nd.

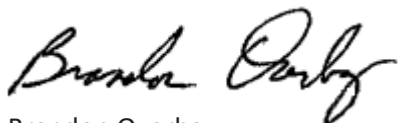
The only exception to these times will be if the pool needs to be closed for maintenance or safety issues.

Hampton Commons will have a pool attendant on premises as needed.

If you are not current with your HOA dues, your fob will be automatically deactivated until the account becomes current or you have talked with the Management Company.

If you have any questions regarding this or any other Association matter, please contact us at (336) 770-6065 or via email, brandon@over-brook.com.

Sincerely,



Brandon Overbay
Community Association Manager



POOL RULES

HAMPTON COMMONS HOMEOWNERS' ASSOCIATION
2024 POOL RULES AND REGULATIONS
DURING AN EMERGENCY, DIAL 911

Pool hours: 9:00 am to 8:00 pm each day (open to all).

- The pool is **ONLY** accessed by your key fob to the front gate. You will not be allowed entry into the pool area without your key fob.
- **Please note cameras are in use at the pool. The cameras at the pool are not used for the personal safety of any homeowner, resident, and/or guest. The cameras are in place to protect the property of the HOA and Management Company.**
- Persons (16 and under) must be accompanied by a parent, guardian, or adult.
- Unpaid dues will result in loss of pool privileges, a fob will not be provided and/or will be deactivated.
- Only four guests per pool member household.
- Guest must be accompanied by a member who must assume all responsibility for the conduct of said guest.
- Guests are discouraged during heavy traffic times such as holidays, opening day, closing day, prime weekend hours, etc. and may be turned away if overcrowding occurs.
- **Glass and other breakable objects are not permitted in the pool area.** Glass inside the pool will result in pool closure for draining and cleaning. This will also result in a fine charged to the homeowner.
- The following are **prohibited** in the pool area; rough and boisterous conduct, bicycles, skateboards, frisbees, pets, pushing, dunking, shoving, loud music, chewing gum, hard balls, standing or sitting on shoulders, running, towel flicking, unseemly language, inappropriate displays of affection.
- Smoking is only permitted in the designated area.
- No tents or canopies are allowed in the pool area. No BBQ grills or other cooking appliances are allowed in the pool area.
- No parties are allowed at any time.
- People who are not proficient swimmers must be accompanied by a proficient swimmer in the pool area. It is the member's responsibility to determine the swimming proficiency of their family, guests and invitees. NC General Statute 15A NCAC 18A .2530 Safety Provisions – **CHILDREN SHOULD NOT USE THE SWIMMING POOL WITHOUT ADULT SUPERVISION & ADULTS SHOULD NOT SWIM ALONE.**
- No diving allowed.
- No person shall be allowed in the pool without proper bathing attire. Jeans, T-shirts, cut-offs, etc. do not constitute proper bathing attire.
- **Lifeguards are not on duty. Use of the facilities is at your own risk. Use of the facilities is acceptance of risk for yourself and your guest.**
- **There is an emergency phone located on the wall next to the gate.**
- Each member and their guests are required to dispose of all trash into available trash containers. **We must pass constant inspections by the Health Department;** therefore, the pool area and the restrooms must be always neat and clean. The restrooms could be closed for cleaning at times.
- **The bathroom can pose a slipping hazard; it is advised that a parent or guardian accompany the person they are responsible for when going to the restroom.**
- Furnishings for the pool are purchased through HOA funds. Please be responsible and close umbrellas, etc. when leaving the pool deck.
- Violations of stated rules may lead to a notice from the Board and potential loss of privileges as detailed in the HOA Declaration of Covenants, Conditions and Restrictions for Hampton Commons or removal by the Forsyth County Sheriff's Department or the Winston-Salem Police Department.