

Date	First Name	Last Name	Questions Published thru December 31 2017	Publish Date	Response
02/14/16	Bari	Lee	It would be helpful to have the calendar for the next month(s) available for download even if it will be updated. That way, events that are known can be taken into consideration when making other advance plans. Thank you	02/21/16	This is a suggestion that the Events Committee, along with the staff responsible for the calendar and events planning, will seek to make a reality. The current process will need to be changed, and a large number of people, including those involved in setting dates for the many clubs and groups, will need to be brought up to speed on a new process. Therefore, it is anticipated that we will need time to make this happen. We anticipate being able to start with the May calendar.
02/14/16	Myles	Schulberg	I like the LakeViews function, but feel it should be left to the questioner/commenter/suggester to indicate that the issue is of broad applicability and should be published with the response for all to see. If the respondent feels otherwise, he/she can privately respond but should include an explanation for the response being private. After all, why go through LakeViews only to get a private response when one has always had the option of privately emailing to a board or staff member, or the developer.	02/21/16	Comments and suggestions that have broad applicability to members will be published with the response for all members to see. However, there are several reasons why a question or comment may not be posted simply because the questioner/commenter believes the issue has broad applicability. One reason is that people have a tendency to over-estimate the degree that others share their views, beliefs, and values. In fact, psychologists have a term for this very human nature; it is called the "false consensus bias" or "false consensus effect." Instead, LakeViews will base publication decisions on data (e.g. the number of times a question or comment comes up, either on LakeViews or in other forums, consistency with comments in the Hampton Lake Member Survey, or when there is obvious impact on a large number of members.) Another reason is that questions and comments are sometimes based on mis-information or misunderstanding. It is preferable to privately provide accurate information rather than publicly correct the questioner. However, LakeViews will be operating just as your comment suggests: the LakeView response will include the reason why it is being responded to privately.
02/14/16	Lillie	Pagani	With so much standing water and warm weather right around the corner, what is the plan for increased mosquito spraying? The current headline Zika virus causes great concern.	02/21/16	Mosquito control is handled by Beaufort County. If we see there is an increase in activity, a request for service is made. You can learn more about the County's policies and procedures by visiting the following website: http://www.bcgov.net/departments/Public-Safety/mosquito-control/index.php . HLCA also has a contract with Hilton Head Exterminator, who uses backpack blowers to treat around the amenity village to deter no see ums and mosquitos once per week during the months of March through October.
02/15/16	Al	Bennett	Is there going to be an attorney or law firm familiar with South Carolina single family community association law/regulations and experienced with property transfer/turnovers representing the Association - the best interests of owners collectively - involved in the property transfer process under the purview of the recently Declarant appointed Property Transfer Committee? If not, why not?	02/21/16	Yes, in conjunction with the Property Transfer Committee, HLCA will be seeking legal advice from a firm or lawyer with appropriate credentials.

02/21/16	Kim	Johnson	I would like to suggest lowering the speed limit to 20 MPH at the blind curve near Heartwood Ct, entrance to the Villas. Very dangerous when walking on sidewalk. Cars come speeding around curve on wrong side. Already had the street sign ran down by a car. Fortunately nobody was struck by this car. Thank you!	02/28/16	The curve near Heartwood Court is one of the areas we monitor very closely. We will be utilizing our new speed monitoring station to gather additional data. The monitor should be in place at the end of this week. The four initial areas to be monitored include Fishdancer, Hampton Lake Crossing, Heartwood Court and the front gate exit. The information gathered from the device will be valuable in the decision regarding speed reduction. As an additional safety measure, Palmetto Coastal recently did a major cutback of trees and bushes which has made a huge improvement for traffic safety.
02/21/16	Al	Bennett	2. Do members of the recent Declarant appointed Property Transfer Committee have the education, experience and credentials to render an expert opinion on the property (1) design, (2) construction, and (3) maintenance in South Carolina and to (1) identify defects and their root cause, (2) determine what is necessary to repair them, (3) assign responsibility for them, and (4) estimate the costs for repairs?	02/28/16	The nominating committee of Sandy Leath, Peter Bromley and Fred Chitty selected/nominated members of the Property Transfer Committee for having the necessary education, expertise and credentials to meet the committee's responsibilities. The Property Transfer Committee includes four members with engineering degrees, two of whom also have MBAs. One is a CPA, one has extensive background in maintenance management and environmental compliance, and one is a real estate attorney, professional mediator and former HOA President. You can view their bios here for a fuller picture of their credentials.
02/23/16	Skip	Magee	This past Sunday while reading the newspaper on my screened porch at approximately 9:45 am a hampton lake owned boat passed our house. While this is not unusual the time on a Sunday morning is unusual. The tackle box does not open until 11:00am. The question then becomes.....who and how does one get a rental boat before the tackle box is even open?	02/28/16	We had a special request from new owners to have a guided boat tour around the lake. We scheduled Jordan to come in early to captain the boat before his shift started at 11:00. The new owners paid for the boat and the captain.
02/28/16	Antonio	Matarese	For the past three years I have observed the water fountain at the tennis courts leaking water. It is rusty and unsightly. If it cannot be fixed then replace it. It is hardly good advertising to prospective buyers to see this thing. When showing friends around the amenity center, this rust bucket stands out like a sore thumb. Please do more than put out a orange traffic cone and sign that says Out of Order. It is obvious that it is out of order.	03/06/16	We have had this particular water fountain repaired numerous times (freezing temperatures caused problems the last few years.) This last time we were notified that repair parts are no longer available. It has since been turned off to stop the leak and we have been working with the developer to see if a time line existed for our new tennis center. We were hesitant to spend thousands of dollars for equipment that potentially could be removed in a short period of time. Pratt Reed notified Bryan Rhame on March 1 that there is no set time frame for the new tennis complex and it could be several years away. We have begun the process to find a replacement. Thank you for your understanding and patience.

02/28/16	Al	Bennett	Specifically, what common property is going to be transferred under the purview of the recently Declarant appointed Property Transfer Committee? When will the transfer occur?	03/06/16	Hampton Lake phase 1 and 2 common property will be conveyed to HLCA in the near term, while phase 3 and beyond will be much later. Title transfer of common property occurs with the recording of a deed with the County. As the phase 1 and 2 common property is comprised of several individual parcels, title transfer (i.e. conveyance) will occur incrementally as the parcels are properly defined to effect title transfer. The first parcel to be transferred will be the Lakeside Amenity Center. This should occur in the next week. The Property Transfer Committee will be notified to perform their inspection either upon conveyance of the property to Hampton Lake Community Association or when property improvements are completed, whichever occurs last. In the case of the Lakeside Amenity Center, it is expected that this will happen in next few weeks
02/28/16	Sheila	Armour	My hubby and I went to BWB to have cocktails, dinner and listen to the live music on Saturday February 27. We wanted to order dinner and was told the kitchen was closed and that was at 8:10. The place was packed with people. Why close the kitchen so early on a Saturday night when they are packed? Makes no sense to us. The band was great!!!! Cocktails and service was great !!!! Leftovers at home were O.K. But not what we had planned on :(03/06/16	We did have a great event on Saturday night and the band was excellent. Our posted hours of operation for Backwater Bill's kitchen is from 5-8 pm. Saturday dinner service continues to grow, however still does not reach capacity. Even with the special event this Saturday, we still had space available. When hosting special events in the future, we will do a much better job of supplying kitchen hours so owners can make appropriate arrangements. We will also consider having some type of snacks and/or appetizers available at these special functions when possible. Our Board of Advisors will be tasked with researching to decide when and how long the operational hours should be extended. Extension of hours involves many factors, including labor costs and staffing, just to name a few. It is encouraging to see the positive direction our community is going and we will continue to provide the best service and events possible.
02/29/16	Marc	Citrin	Regarding the newly opened Phase 3 section of the lake (once you're through the connecting waterway), please explain the significance of the vertical white poles. We boated back into Phase 3 on Sunday and ran aground. We were 'outside' the unmarked white poles (though not near shore). Though we were cruising slowly, our depth reading suddenly dropped from 8 ft to less than 3 ft in the blink of an eye. A passing boat had to tow us back to mobility. What is the significance of the white poles? Are boaters supposed to stay between them? If so, please issue a communication to educate us all and prevent other boaters from potentially running aground. Thank you.	03/06/16	The white poles are a channel that boaters need to stay in. More detail has been published in this week's community update. Click here to view the details.

02/29/16	Rob	Heflin	Suggest we alter times to rent boats so that on at least two notes per week boats can stay out til dark (esp in summer months) as I have heard multiple folks say they would like to take sunset cruises but could not due to closing hours of boathouse. If budget is an issue then could a adjust on those couple days to open late so as to stay within budget.	03/06/16	We do have extended hours on Friday and Saturday in the summer. The Tackle Box hours of operation are until 6:00 pm on Friday and 7:00 pm on Saturday, even with these extensions we do not experience heavy usage. With such a diverse ownership, many would not be in favor of opening later as we do get requests for early fishing rentals. We will continue to monitor these hours to optimize rental opportunities while managing the budget and trying to meet our owners expectations. We will look at scheduling a few nights on a trial basis to see if this is a popular idea.
3/6/16	Al	Bennett	The appointment letter for the recent Declarant appointed Property Transfer Committee provides for contracting with any outside consultants at Association expense the committee believes are necessary. According to a LakeViews February 22, 2016 question response, in conjunction with the Property Transfer Committee, the Association will be seeking legal advice from a firm or lawyer with appropriate credentials to participate in the property transfer process. Does the Association 2016 budget provide for hiring independent experts for property transfer? If so, where? What budget line item(s)? Line item No. 6420 Professional Fees – Other? What is the total amount and distribution? How does/do the line item(s) amount(s) and profile(s) compare to previous years?	03/13/16	The 2015 budget included an estimate of \$25,000 for professional fees supporting the Property Transfer Committee. At the time of the 2016 budget preparation, in the late summer/early fall of 2015, it was not known that these funds would not be used before the end of 2015. Therefore funds for this purpose were not included in the 2016 budget. Every year, HLCA has expenses that were not anticipated in the budget. HLCA's 2016 will not be an exception. Barring some major unforeseen circumstances, HLCA is confident in our ability fund the professional fees to support the needs of the Property Transfer Committee.
3/6/16	Joseph	Sobowicz	Why dosen't Hampton Lake add pool tables to the amenities. there are many men, woman and children that enjoy the game of pool. It is a fun relaxing game that brings about new friends and is great for simple socializing.	03/13/16	There are two main reasons for not adding pool tables to the amenities: Space limitations and little apparent interest. Interest in pool tables did not show up on the last member survey nor in the focus groups for our new amenities. When reviewing requests and suggestions to the Fitness & Recreation Committee, pool tables received little if any mention.
3/7/16	sheila	armour	It is very difficult at night to see the outgoing and incoming lanes at the entrance to Hampton Lake off of the Bluffton Parkway. We need more bright lighting other than the dim lighting that is there now. Thank you	03/13/16	This issue has been forwarded to the Grounds and Facilities Committee for a recommendation. The challenge, however, is that the area in question is part of the Shared Road Association, of which Hampton Lake is a 50% partner. Although Hampton Lake does not have total control of this area, we have been working to make improvements, with the addition of a street light in the median and improvements to the low voltage landscape lighting. Palmetto Coastal just finished the annual inspection of the lighting and replaced parts last month. We anticipate a change in signage with new development starting in the resort tract section. Once we receive plans of these changes, expected approximately six months from now, additional improvements will be proposed, including some reflective material on the curbs.

3/8/16	Skip	Magee	<p>I understand we will be getting some new gym equipment in June or July. I have asked and no one seems to know what new equipment we are leasing. The last few weeks when I go to the gym between 9:00 and 11:00 during the week, the elliptical machines and stationary bikes are usually very busy and more often than not there are people waiting for these machines. The gym will only be getting busier as new people arrive.....are we getting more ellipticals and stationary bikes as part of this new equipment?.....why do we have to wait until July?.....when will we know what equipment is being leased?.....thank youskip magee</p>	03/13/16	<p>We're very excited about the new equipment, which includes additional ellipticals and bikes. There are a number of reasons why the new, state of the art equipment will be making its debut in the June/July timeframe. One reason is related to the budget; we budgeted for the lease expense to begin mid-year. Additionally, because swapping out the current equipment with the new equipment will mean that there may be a couple of days during which the cardio equipment is not available, we wanted to schedule this for a time of the year when the fitness center is less busy, in order to inconvenience the fewest number of members. Moreover, as these are relatively large pieces of equipment, the process for ordering, shipping, and scheduling the move is somewhat lengthy. We will be making a detailed presentation to introduce the new equipment to members.</p>
3/8/16	Myles	Schulberg	<p>There are a number of boards and committees that participate in the governance of Hampton Lake and as such have authority. Can you enlighten us as to:</p> <ul style="list-style-type: none"> - a list of all the boards and committees - how the chair and member positions of each board <ul style="list-style-type: none"> and committee are filled; e.g., by election, by appointment, by volunteer, etc. - when the chair and member positions of each board and <ul style="list-style-type: none"> committee is filled; e.g., a set time each year, whenever an individual wants to occupy a member position, etc. - whether there are time limits to chair and member positions - how many members comprise each board and committee <p>Thank you.</p>	03/13/16	<p>The Board of Directors for Hampton Lake Community Association (HLCA) consists of five members, three are appointed by the developer, two are elected by members for a two year term. The president of the Board of Directors is elected by the members of the board. The Architectural Review Board (ARB) has one owner member; the director of the ARB is Gail Garbett, an employee of HLCA. The owner member is a volunteer selected by the Declarant. The selection is based on qualifications and credentials. The HLCA Board of Directors and the ARB are the only two boards with governance authority for Hampton Lake Community Association. Several of the neighborhoods within Hampton Lake, such as the Coach Homes and the Villas, have boards that are elected by the owners within those neighborhoods. These neighborhoods participate in the election of the Owner Directors of the HLCA Board of Directors, but they have their own schedules of elections for their individual HOA boards. The Board of Advisors consists of five volunteers: the Board of Advisors Chair, and the Chairs of the four advisory committees, including Events, Fitness & Recreation, Food & Beverage, and Grounds & Facilities. Thirty three volunteers serve on the four committees, each committee ranges in size from five to fifteen. The advisory positions are also a two year term; the current Board of Advisors began their term in January 2016. From the pool of volunteers, the BOA chair was selected by HLCA Owner Director, Sandy Leath; HLCA President & Owner Director, Fred Chitty; HLCA GM, Bryan Rhame and HLCA VP, Pratt Reed. The newly selected BOA Chair then participated in the selection of the other BOA members, from the pool of volunteers. At any given time, there may be one or more ad hoc committee established to achieve a particular goal. The Property Transfer Committee is a current example. This committee will exist until the property transfer is complete. Nominating Committees are appointed by the Board of Directors. The governing documents contain more detailed information.</p>

3/8/16	Pam	Brown	<p>My concern relates to the desk that was recently placed in the lobby of the Lakeview Room. The desk is an eyesore which dramatically diminishes the appearance of the foyer. It is totally inappropriate for that location, both in scale and style. Was this something that was formally in another location? It looks as though it was repurposed from a much larger, more utilitarian space. I do understand that an appropriate desk might be needed for that space. What is objectionable is the obstructive size of the furniture that is now there. How can guests gather when events take place? There is no room in that entry now. Additionally, we still have no place to hang coats, which many of us have requested on a regular basis. Please replace this with an appropriate desk or remove it and find a space in another location.</p>	03/13/16	<p>While we appreciate your concerns and opinion, we have purchased this office furniture to provide the best work space possible to ensure our new employee is productive and successful. This new position will be a valuable asset to our community in servicing our members and guests, and providing administrative support for our department heads. Hampton Lake has a shortage of office space and we are doing our best to make sure we increase the number of employees to meet the increased demand of our ownership. We have a very diverse membership, one in which we have yet to reach an overwhelming consensus on any matter. This is evident in the architecture of homes built and currently under construction. Beauty is truly in the eye of the beholder, because we have also received many compliments on the new purchase. We do have plans to add a coat closet in the foyer to be completed as soon as this week. We will continue working hard so that all of our owners are proud of their club while making the best business decisions possible.</p>
3/9/16	Allen	Wilk	<p>I recently took my boat into the waters of Phase 3. I noted that the steep banks on both sides of the water have really eroded placing a huge amount of dirt into the water - thereby making the lake more shallow and narrower.</p> <p>I was told that the Developer has responsibility for the waters edge problems within Phase 3. OK Developer, take corrective actions.</p> <p>But, there are private lots within Phase 3 that are having homes built on them. Some fencing is in place to assist with runoff. But some property owners who are now building are not being required to place fencing and/or walls to prevent dirt and debris from going "directly into our lake".</p> <p>Enforcement is needed to stop the runoff. This type of runoff would not be tolerated in Phases 1 & 2. Developer, step up and take responsibility for your lots.</p>	03/20/16	<p>The developer is still working on shaping and stabilizing the banks. None of the lake banks are private; they are all common property. The developer will be re-grading, seeding, and sprigging this spring as the weather warms up. Due to the timing of the lake completion this winter, nothing could have been planted that would taken root.</p>
3/9/16	Gabe	Guarente	<p>Lot 726 on Fish Dancer has been cleared and it looks like the house that will be going up is going to block the exit/entrance to the Nature Trail. Are there any plans to reconfigure the Nature Trail to allow access to it?</p>	03/20/16	<p>There is very easy access to the Nature Trails just a short way up the street, right across the road from 30 Fish Dancer. Work is currently underway to clear an additional access path adjacent to lot 726. This additional access should be ready by mid-April.</p>

3/10/16	Skip	Magee	Can't help but notice the construction on hampton lake crossing by the coach homes. That area has been used very often for overflow parking on market day, backwater bills events, parade of homes etc. is there any type of plan to where the overflow parking will be for next weeks market day and parade of homes?.....Has there been any thought of a section of the parking lot be reserved for resident parking?.....perhaps residents that would like to use the fitness center or lunch or park to use the pool area. There does not seem to be a permanent solution to the expansion of the parking lot in the near future.....thanks...skip magee	03/20/16	We do have permission to use the space next to the Coach Homes, and they should be available for the next 5-6 months which gets us through the Tiger Bass Race. We currently do not have plans to reserve spaces. We will encourage members to use boats and golf carts to help relieve congestion. Employees and purveyors will park across the street to leave as much space as possible for owners and guests next to the amenities.
3/13/16	Sandra	Campeau	At the tennis courts the ball picking up tubes are cracked, the water fountain has been leaking for a year. We do get people visiting from other communities and it is embarrassing. Does not reflect well on our community. Who is responsible? Why aren't these being monitored or addressed?	03/20/16	A new water fountain and ball pick up tubes have been ordered. The pick up tubes should arrive shortly, and based on the vendor's predicted delivery schedule, we expect to have the new water fountain operational before the end of April.
3/20/16	Kristen	Parson	Are there any plans to add more Doggie Bags and Waste Stations further back towards Phase 3? Last one along that route is on Hampton Lake Parkway near the Driftwood Place entrance.	03/27/16	There are no immediate plans to add to the five dog stations already in place; however, we will continue to monitor the situation and make adjustments as the density changes in the new areas.
03/27/16	Anna	Kendrick	With the addition of phase 3, will more boat / trailer storage be planned? We have been on the dry dock waiting list for 3 years.	03/27/16	There are no plans to increase the boat/trailer storage space. As there are many nearby outside options, long term storage is not intended to be offered as an amenity that would be available for all members who might have a need for storage.
03/27/16	Paul	Golden	I have noticed walking around HL that the side walks adjacent to new homes have been cracked and not repaired by the builders. These cracked sidewalks are usually adjacent to brand new driveways. Is anyone surveying our sidewalks and enforcing repairs?	03/27/16	The ARB is monitoring our sidewalks and does require builders to repair damage caused during construction. The ARB and the developer are currently working to ensure that the builders are in compliance.
03/27/16	Jeff	Lake	What is the status of the road overlay "punch list?" There is still quite a dip in the road as you approach Fishdancer going out of HL.	03/27/16	The road punch list has been completed and the only remaining action item is to install more reflectors in some areas for safety concerns. The dip in the road is to insure water flows into the storm drain and does not remain on the roadway. The particular dip by Fish Dancer is not to original specifications due to budget constraints. The decision was made to use funds to correct the drainage problem causing the asphalt failure. The finished asphalt section does exceed recommended strength levels and this area will be monitored to ensure it performs the same as other areas of Hampton Lake Drive.

03/29/16	Myles	Schulberg	As a frequent dog park user, I would suggest installing in each kiosk a timer-controlled ceiling fan such as are in the cabana's at the adult pool. The mosquitos and noseemus that otherwise frequent the kiosks in the warm weather might be minimized were there a fan turning to keep them at bay. Additionally, a fan would give a modicum of relief to the dog owners in the kiosk. If this suggestion needs approvals and entry into the budgetary process, please so submit.	03/27/16	Thank you for your suggestion. In order to obtain approval and entry in to the budgetary process, a study to determine feasibility and cost will need to be performed. This suggestion has been forwarded to the Grounds & Facilities Committee to review.
04/03/16	Larry	Taylor	We are the owners of lot 255 and have come down to select our builder. I noticed that many of the wooden structures (bridge raile, path decking) seem to be weathered and may need some stain or protectant to keep in good shape long term. Is there any plan to stain these items? Thanks	04/10/16	HLCA has been letting the bridge wood rails and board walks weather naturally. Although treating and/or staining the board walks are not included in this year's maintenance plans we are receiving bids on power washing and inspecting the wood. Once the inspection is completed we will rely on recommendations as to best practices to preserve these areas.
04/03/16	Deb	Hadley	With the arrival of warmer weather, our "friends, the gators are out in full force. With their arrival have come concerns from residents about the community's position on their removal. In the HLND concerns forum, someone has suggested an education session that would resident safety concerns. Would the management team consider preparing / presenting a session to address these issues? Thank you.	04/10/16	Thank you for this suggestion. Sandy Leath has contacted the Coastal Discovery Museum to arrange for an education session for Hampton Lake members. The museum naturalist will coordinate with Catherine Guscio, Hampton Lake's Member Relations Director, to set a date for an information program. We expect to announce a date for this session shortly.
04/06/16	dick	martinez	When we were building our house in '14 and many others prior and subsquent to, were required to retainold growth trees to improve the environmental landscape of the property. It appears upon viewing recently building lots that a clear cut process is being implemented. Witness lots on Hampton Lake Drive, Anchor Cove, Balsam Bay, etc. in whicha clear cut approval has evidently been approved. Also the Pulte sites and the model homes in Phase 3 have also been clear cut thus eliminating the integrationof the house and old growth. If this is the new policy of the ARB, what, if any, input has the community residents had on the evident change and what is/was the justification for such a dranatic change?	04/17/16	The ARB still requires old growth trees to be left when possible. Lots with drainage issues are allowed to be clear cut so that proper fill can be brought in to raise the elevation to appropriate levels. Existing trees would not survive having this amount of soil added around them. In these instances the ARB will require a more stringent landscape plan to mitigate the lost trees. There is no new policy and the ARB does consist of an owner representative.

04/06/16	dick	martinez	<p>After a recent boat ride we saw the following</p> <p>We recently took a boat ride into Phase 3 lakes and were shocked to see the extensive amount of erosion that has occurred on the bare slopes. There are sizable "gullies" on the slopes with large amounts of soil being deposited into the lakes. The one slope that has been sodded had minimal, if any, erosion and the one with a bulkhead/dock, the erosion ended up on the deck, not the lake.</p> <p>What, if any, fine and remedial actions will be required of the property owners to correct this situation from occurring again, i.e. silt fencing and/ or hay bales at the toe of the slope. Also the removal of the seeped soil from the lake. Additionally, considering the severity of the slopes and assuming they will be grassed/sodded, what measures will be instituted to prevent the growth fertilizers and herbicides from leeching into the lakes which would have a detrimental effect upon the fish habitat and the environmental health of the lakes?</p>	04/17/16	<p>The developer is still working on shaping and stabilizing the banks. None of the lake banks are private; they are all common property. The developer will be re-grading, seeding, and sprigging this spring as the weather warms up. Due to the timing of the lake completion this winter, nothing could have been planted that would taken root. The ongoing environmental health of the lake is a top priority. We will continue to work with Wade Bales, Fisheries Biologist, and President of Quality Lakes, our professional lake management expert, to ensure the health of the expanded lake. The Grounds & Facilities Committee is also investigating several options for effectively managing the lake and the lake banks.</p>
04/07/16	Myles	Schulberg	<p>Two pine straw issues:</p> <p>1) Are the dog parks going to have pine straw added as was added outside the dog parks and in other common areas?</p> <p>2) What's HL management's feeling about the HL property owners tacking onto HL's pine straw order with pine straw orders of their own? With such a volume order, it would seem the property owners could get a super low price even with HL applying a fee for their coffer. It would be a win-win for both HL and the HL property owners. I presume Palmetto Coastal has folks to handle the HL property owner orders so as to not tie up the Palmetto Coastal crew that services HL.</p>	04/17/16	<p>The natural area in the Dog Park is not part of the pine straw schedule. Palmetto Coastal has put down some additional pine straw in the large dog section along the fence line and in areas affected by last week's storm. Some additional pine straw will be added in the near future to cover some bare spots. Palmetto Coastal has agreed to negotiate a volume discount from their supplier for Hampton Lake property owners that are interested in getting together to place an order. Palmetto Coastal has no interest in delivering or installing pine straw to individual lots as the scope of work for HLCA is a large undertaking. Home owners would still be required to install the pine straw or arrange for it to be installed. In order for Hampton Lake owners to take advantage of the volume discount, a homeowner such as yourself will need to volunteer to coordinate the effort of compiling the orders. We will announce the discounted price once it has been established, and the volunteer will be able to begin coordinating the order shortly.</p>
04/12/16	Paul	Sita	<p>We were excited to hear about the running track that will be part of Phase 3 amenities. Can you give us any information about the track - will it be a hard surface, or a cushioned surface? Running on the asphalt here in HL can be hard on the knees! What is the expected date of completion?</p>	04/17/16	<p>We're glad to hear that you're pleased about the planned walking/running path. The schedule for all phase 3 amenities is contingent on sales. As you may have heard, a fund is being accrued by setting aside \$7,000 from each lot sale. We're still in the process of costing and working out schedules and sequences. As the walking/running path will probably not be completed for two years or more; the exact surface has not been finalized.</p>

04/12/16	Mike	Calvert	<p>The two questions I have are:</p> <p>1) When will the damage on Hampton Lake Dr., by Green Trail, be properly repaired?</p> <p>2) When will the repair be completed, of the black fence, in the Little Pine Ct. area. A picture of the area of concern has been forwarded to management.</p>	04/17/16	<p>The contractor witnessed damaging the road near Green Trail has accepted responsibility. They are willing to make the necessary cuts in the road. Currently there are patches filling the damaged areas and HLCA has requested Lane Construction (the contractor that recently installed the top coat) come out and give us a recommendation on how to proceed. The fence that was damaged during the site prep in the Little Pine area has been re-established. The damaged boards of the fence will be replaced by the builder in the next several weeks.</p>
04/19/16	Skip	Magee	<p>Really good news that the fitness center is getting some new cardio equipment. I understand that we owned the equipment that is being replaced. Some of the people from the fitness myself included are wondering where the old equipment is going and why were the residents not given an opportunity to purchase this equipment. There are a couple of ways this could have been done....put a price tag on each piece and first to claim gets it....have a bid process for each piece and high bidder wins. There are people who would love to have a treadmill at home and we probably would have gotten more dollars than active is getting. Where do the dollars for this sold equipment actually go?.....thanks</p>	04/24/16	<p>Thank you for your suggestions. The cardio equipment was sold in a bundle which includes dismantling and removing the old equipment. If you are interested in purchasing a treadmill we would be happy to sell one to you. We have two treadmills available at \$600 each, without delivery. Members who purchase a treadmill must arrange for pick up no later than May 6. Please understand that the treadmills are being sold "as is" and that there is no warranty or recourse available. The money received from the sale of the equipment will be recorded in miscellaneous revenue.</p>
04/26/16	Myles	Schulberg	<p>For wooded lot owners with watercraft, has/is any consideration been/being given to either in Phase 3 or Phase 4 building/installing docks in a lakeside area that property owner's can rent to dock their watercraft or cordoning off a lakeside area for property owners to purchase dock space and at their own expense install/maintain a dock?</p> <p>Thanks.</p>	05/01/16	<p>The idea of creating a space so that owners of wooded lots would be able to rent a dock on the lake was presented by the Reed Group at the Phase 3 Amenity Member Focus Groups last year. Given that there appeared to be only minimal interest, and the limitations on where such a space could be situated, it was apparent that everyone would be better served if the funds were used for other amenities that could be enjoyed by a larger number of members. Making dock space available for purchase was not considered, for the same reasons. However, if demand is sufficient, additional rental boats can be made available. Renting a boat can be a far more cost efficient option than renting a boat slip.</p>

05/01/16	Alan	Metevia	<p>Many people have been commenting on Nextdoor about laying of "miles" of new turf on the expansive, sloping lake front banks of the home sites in Phase 3. I have a question related to that:</p> <p>If that turf is being applied within the boundaries of the homeowner's property, are respective owners paying for it (and will that cost be included as an add on to lot price for future lot purchasers?)? Alternatively, if this will be considered HL POA community property, I'd like to know the cost that HL will incur to maintain these acres of new grass?? I don't believe that this is a situation that has existed or occurred relative to any properties in earlier phases.</p>	05/09/16	<p>Just as in Phases 1 and 2, the initial building, grading, and sodding/seeding of the lake banks in Phase 3 is a developer responsibility, not an HLCA responsibility. After the development work is completed, and the lot or lot/house combination is sold, as per the governing documents, the individual property owners are responsible for landscaping and maintenance of landscaping from property lines to the roadway and to the edge of the lake or waterway. This responsibility applies regardless of where the actual lot line is and is the same as what is done in Phases 1 and 2.</p>
05/01/16	Linda	Lyons	<p>Is there a map available to show the Bluebird House Trail? I know that there was some confusion on where Bluebird houses were placed vs. bat houses. Some written documentation on location would be helpful. Projects like this should always have some public notification prior to installation.</p>	05/09/16	<p>A map of the Bluebird houses is currently posted on our member website, http://www.myhamptonlake.com/Community-Documents.aspx it can be found under the HLCA Docs section in "All documents pertaining to the lake, boating and fishing". This map also includes current and proposed sites for Bat houses and Wood Duck houses. The map is also available in the link provided here.</p>
05/06/16	Sheila	Armour	<p>We live next door to the slabs that have been vacant for several years on Hampton Lake Crossing in a Coach Home. Who maintains the grass and huge shrubs that are at the waterline? There are 4 dogs in our building and I am afraid of the alligators being in the shrubs as they were last year and the safety of our pets. I know the previous owner went bankrupt but someone has to own the vacant slabs. You do not see the unsightly shrubs anywhere else on our beautiful lake.</p> <p>Also, what time do the construction crews have to be out of HL in the evening?</p> <p>Thank you, Sheila</p>	05/16/16	<p>Property owners are responsible for landscaping maintenance from the property line to the street or to the water's edge. In situations where a property owner does not maintain their property as required, HLCA takes steps to get the owner to comply. Unfortunately, in certain cases, the remedy is sometimes a long and drawn-out process. However, Hampton Lake management is investigating other options to address a near term solution to the issue that you have raised about maintenance in this area. As for your concern about the alligators, members are encouraged to attend the HLCA sponsored lecture by a naturalist from the Coastal Discovery Museum on June 8. This lecture will cover important aspects of living with the wildlife in our area, alligators in particular. Contractors are permitted entry to Hampton Lake to work between the hours of 7am to 6pm (7pm during daylight savings time) Monday to Saturday.</p>

05/15/16	Thomas	Catalano	<p>I have several related questions regarding entrance to the community. First, with Phase III is another manned gate entrance to the community being planned? If so, will there be a formal residents-only lane to bypass visitor traffic? Also, in the meantime can a contractor's entrance be utilized to reduce the traffic flow through the main gate. Being new to the area I'm not sure which roadways the property lines are adjacent to, and what the zoning requirements are, but I would hope there are several possibilities. I would even think we might be able to get the contractors to cover, or at least defray the cost.</p>	05/22/16	<p>Four options have been considered regarding the entrance to our community:</p> <ol style="list-style-type: none"> (1) Continue with our existing front entrance that is staffed 24/7 for construction traffic and implement more efficient gate processing procedures, including added gate staff in the morning (2) Construct a guard house at our existing back gate and staff it during construction work hours and require construction traffic to enter Hampton Lake via Old Miller Road (3) Add another traffic lane at our current front gate (4) Have the Developer create a new entrance and staffing a gate on the Sandhill property (which is not part of HLCA yet and is located between phase 3 and Bluffton Parkway), which would then have construction traffic enter HLCA via phase 3. <p>While none of these options will actually reduce the amount of construction traffic, all have advantages and disadvantages in terms of cost and reduced congestion at the front gate. After review of these four options, the decision was made to go with option 1 for the time being. The decision was based on several factors, including results of the member survey. In the survey conducted in December 2015, over 50% of the responding members did NOT want to spend money on a construction entrance. On another survey question related to dues, 55% said they would not be willing to pay higher dues for additional services. Adding another lane at the front gate was ruled out because it would require filling in wetlands, a process that would incur high permitting and construction costs and a lengthy approval process, without guarantee of successfully obtaining approval. Having the Developer create a road and staffed gated entry on the Sandhill property would result in the loss to HLCA of over \$350,000 in commercial permit revenue each year. This option would result in about a \$450 per year increase in dues for each member. We also considered the fact that phases 1 and 2 are less than 50% built out; we still have about 500 properties without completed homes in phases 1 and 2. As of April 1 there are 91 homes under active construction and only 13 of them are in phase 3. After looking at the various options to reduce front gate congestion, the Board doesn't believe the alternative options are worth the cost to members. Additionally, based upon the member survey, the Board believes the majority of members agree. At some point in the future, after the Sandhill property becomes part of HLCA, we will have another primary entrance off of Bluffton Parkway in the area of the River Ridge Academy entrance. This is where you currently see the very large dump trucks enter and exit the Sandhill property. We understand that the county is planning to install a traffic light at this intersection.</p>
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05/15/16	Deb	Hadley	<p>Could we please remind members / residents that although dogs are wonderful creatures, their "poo" is not! Allowing your dog to "poo" on a neighbor's property is flat-out wrong. Allowing your dog to "poo" along the sidewalks, on empty lots, etc., is okay - but you MUST pick it up. Last week, someone allowed their dog to "poo" right in front of our driveway and in the wee hours of the morning, we did not see it when we went out to get the paper. You know how this ends. Finally, dog urine can really damage grass. Members / residents should be reminded not to allow their dogs, no matter how small, to pee on someone else's yard. Thank you.</p>	05/22/16	<p>A reminder about the rules regarding pets has been published in the Hot Topics section of today's community update. However, your comment says it best.</p>
05/23/16	Ted	Shankle	<p>Is it true that the developer and his employees treat the pool and backwater bill as their own? Specifically i have been told that they receive drinks and food at half price and can bring anyone of their choosing to the pool and other amenities free of charge.</p> <p>I have been told that the developer allows groups and pays nothing for the cost of the services.</p>	05/29/16	<p>Section 17.15 of the Community Charter, entitled "Founder Members", gives the declarant the right to designate up to 20 people as Founder Members. Founder members have full member privileges to use all facilities, invite guests, etc., without the requirement to pay dues or special assessments. John and Pratt Reed are both Founding members. Other than the requirement to pay dues, Founder Members are subject to the same rules as other members and they are required to pay for food, beverages and special Community Association events. Reed Group employees receive a 50% discount on food. They do not receive a discount on alcoholic beverages. All employees pay the 18% service fee that is charged to all non-members.</p>
05/25/16	Denise	Milanese	<p>May 25, 2016</p> <p>Open Letter to Hampton Lake Compliance Committee</p> <p>Dear Committee Members,</p> <p>I write this letter as a homeowner in the delightful Hampton Lake community. Recent announcements regarding the imminent activities of a newly appointed homeowner guidelines compliance committee have created unnecessary angst for many. I have not seen any discussion of the process being applied by the members of this committee. For example, should a homeowner be found to be in violation of a guideline for some reason, what then? Is a polite, respectful request issued noting the problem, explaining how or why that issue represents non-compliance, and finally a suggestion as to what action(s) might be taken to remedy the</p>	05/29/16	<p>Since your question asks about communication and transparency, as well as process, the answer here will address both. Communication and Transparency</p> <p>The announcement of the Inspection Committee occurred on April 7, at the Board of Directors meeting, which was open to all members. Members had opportunity for Q&A at the end of the meeting. The April 17 Weekly Community Update (emailed to members) had a link to the Board meeting minutes and a paragraph about Resolution #5 (the resolution creating and approving the formation of the committee) with a link to the resolution. The minutes and the resolution were posted on the HLCA web site. The Weekly Community Updates for the weeks of May 8 and 15 informed members about the upcoming Compliance Committee's inspections. The update included links to several different documents that are posted on the HLCA website, including the board resolution creating the committee, the scope of the committee, and an index to help members determine where to obtain specific documentation about the rules and regulations that apply to the inspection. To summarize, members were given notice via the May 8 and 15 update that inspections will begin on June 8 and continue throughout July. The focus of the inspection includes mailboxes, propane tanks, roofs (stains, mildew, debris,) building elements in right-of-way, foundation plantings, boat numbers, playground equipment, flags/signs/banners. Reflectors, and yard storage. Specific information about what is and is not in compliance can be found on the HLCA website in the Community Rules and Regulations and/or the ARB Design Guidelines. Observed infractions or violations will be reported to the general manager. Although members found to be in violation will be given time to correct, members are encouraged to read the rules and guidelines in advance of</p>

		<p>issue? How long would the homeowner be given to accomplish the required correction? What would be the next action if the remedies were not completed? It is very important that this process be transparent. I have wonderful law (and rule) abiding friends and neighbors who are st</p>	<p>the inspection so as to correct any violations before the inspection.</p> <p>Links to all of the relevant information appear below, but essentially, the role of the compliance committee is to conduct the inspection and report their results to the General Manager, Bryan Rhame. The GM is the individual who will communicate with any offending owners, in accordance with the HLCA Governing Documents.</p> <p>Process</p> <p>The "Enforcement Process" is covered in the HLCA Governing Documents, available on the HLCA web site. In particular, the HLCA Rules & Regulations in Chapter 14 cover most of what you asked about. See below for some excerpts from the Rules & Regulations.</p> <p>14.4. Process:</p> <p>14.4.1. It is in the best interest of all concerned parties to encourage the amicable resolution of disputes involving the Community without the emotional and financial costs of litigation.</p> <p>14.4.2. Hearings shall afford the alleged violator a reasonable opportunity to be heard. The general policy of the Community Association shall be that neither the Community Association nor the alleged violator shall have counsel present at any such hearing.</p> <p>14.4.3. Any party wishing to report a violation should submit a written or email incident report describing the incident, date, time, location and persons involved to the General Manager (GM). The GM or his/her designee will investigate the report, and if he/she determines that a violation might have occurred, he/she will contact the property owner against whom the complaint was made within ten (10) days. The GM (or designee) shall attempt an amicable disposition of the matter satisfactory to the Community and the Property Owner within seven days after the initial contact.</p> <p>14.4.4. If the parties cannot resolve the matter, the GM (or designee) will serve written notice to the alleged violator in accordance with the Hampton Lake By Laws and provide a copy of the notice and file to the Covenants Committee (CC). The written notice will include the nature of the alleged violation, the legal basis, a proposed remedy/resolution, any sanctions imposed, and a deadline for compliance or appeal. It will explain the procedure and timeline for an appeal to the CC.</p> <p>14.4.5. All incident files are confidential and are maintained in the GM's (or designee) Office. The name and any identifying information regarding the grievant will be redacted from the file. Both the grievant and alleged violator(s) may review the file by contacting the GM (or designee).</p> <p>14.4.6. The GM's decision, including sanctions, will be implemented unless the violator appeals to the CC. The GM has the authority to waive the sanctions if the violation is corrected within ten (10) days of the written notice.</p> <p>14.4.7. If the violator appeals to the CC, the CC's decision will be implemented unless the alleged violator appeals to the Board.</p> <p>14.4.8. In accordance with section 14.6, ongoing or repeated offenses that cannot be resolved by the GM or the CC will be referred to the Board for further action.</p> <p>14.5. Property inspections:</p> <p>14.5.1. The GM (or designee) will inspect the HL community at least annually for violations. (the compliance committee is the GM's designee for the property inspections)</p> <p>14.6. Appeals process:</p> <p>14.6.1. The alleged violator may request a hearing before the CC within ten (10) days</p>
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06/05/16	Walter	Perkowski	<p>What function does the new club concierge serve to residents other than receptionist for Hampton Lake staff?</p> <p>Thanks</p>	06/12/16	<p>Our Club Concierge, Leslie Walls, was added to our team not only to provide much needed support for our current department heads, but to also improve levels of service to all of our owners and guests. The departmental support would include club calendar creation and synchronization, marketing and promotional assistance, member profile maintenance, and many other tasks as deemed necessary. The most important reason for the addition was to improve our member and guest experiences. Having someone at the Lakeside Amenity Village creates a professional first impression. Leslie will be a presence on Mondays and Tuesdays when Backwater Bill's is closed. She will be able to direct owners and guests to their proper destination, whether it be a meeting or a specific departmental office. She will assist in setting up and preparing for the various group schedules. In her short time on our team, she has already helped with our Memorial Day Cookout, aided with pool monitoring, and she has greeted and escorted guests into BWB and introduced new members to other members. We hope during your next visit you will stop and introduce yourself as she is working hard to become familiar with all of our members.</p>
06/09/16	Gayann	Thomas	<p>We have a lot on Fishdancer but still live in Illinois. We hear a lot about the alligators in HL. What is the policy regarding alligators--do you just leave them where they are or are they relocated out of HL. I realize they can be dangerous, so is it a waiting game until there is a tragedy??</p> <p>Thank you in advance</p>	06/19/16	<p>Alligators are indeed part of life in our area. Members are made aware of their existence and provided with guidance on dealing with alligators through several avenues. Most recently, on June 8, a naturalist from the Honey Horn Museum presented a lecture here at Hampton Lake about living with alligators. Key points presented include: 1. NEVER, EVER feed or approach an alligator. (Throwing dead fish or fish parts in the water is the same as feeding an alligator.) When you do this, you are training the alligator to associate people (or boats) with free food or as some say, "people become easy pickins in the alligator's mind."</p> <ol style="list-style-type: none"> 2. Never swim in a lake that has alligators. 3. Keep your pets out of the lake and keep them away from the water's edge. 4. Same goes for children. 5. It is not recommended to feed animals that are part of an alligator's food source, such as turtles and fish. 6. Normal behavior for alligators is to move away from people closer than 30 feet. If they don't, you should move quickly in another direction and report it to Bryan Rhame, the general manager. (But baby alligators may be more curious.) 7. Adult alligators (over 6 feet long) do not feed often and can go months without eating. They are opportunist feeders, not aggressive hunters. Alligators don't chase their prey. If they can get close, they grab their prey. 8. Alligators typically begin courting during the late spring, and breeding is under way by early summer. In June and July, the females begin building nests on dry ground, out of vegetation, sticks and reeds. The females deposit eggs in the nest and cover it back up. Eggs hatch in late August and September. In a nest that has 60 eggs hatch, only about six will survive one year. Predators of baby alligators include egrets, great blue herons, and other alligators. 9. Alligators that don't behave normally, i.e. approach people instead of moving away from people, can be terminated by those with a proper permit. There is no such thing as a "relocation" program. 10. Alligators are an important part of the balance of nature in the Lowcountry. <p>The Hampton Lake Community Association Charter, part of the governing documents we</p>

				<p>are all provided with when we are purchasing our homesite, also has references to alligators:</p> <p>Each Owner by accepting a deed to a Unit acknowledges that wildlife is abundant and thrives in coastal South Carolina, will be located throughout the Community, and can be very destructive to residential landscaping. All Owners are advised to use a landscape plan for Units that contain plants known to be wildlife resistant or tolerant. In addition, all Owners and their families, guests and invitees are advised to use caution at night when driving through the Community and to be on the alert for wildlife crossing roadways. Neither Declarant nor the Community Association will be responsible for any damage caused by wildlife, whether such damage is to landscaping, automobiles, personal injury, or otherwise. Further, neither Declarant nor the Community Association can be required to at any time or in any way control the wildlife population within the Community; provided, however, the Declarant and/or the Community Association reserve the right in their sole discretion to control nuisance wildlife.</p> <p>ALL OWNERS BY ACCEPTING A DEED TO A UNIT ASSUME ALL RISKS ASSOCIATED WITH USING THE COMMON AREA AND HEREBY RELEASE THE COMMUNITY ASSOCIATION, THE DECLARANT, AND ALL OFFICERS, MEMBERS, DIRECTORS, AND EMPLOYEES OF THE COMMUNITY ASSOCIATION AND THE DECLARANT FROM LIABILITY OF ANY KIND FOR ANY PROPERTY DAMAGE AND/OR PERSONAL INJURY INCURRED IN THE USE OF THE COMMON AREA BY AN OWNER AND/OR THEIR FAMILIES, GUESTS, AND INVITEES. (Part Three "Community Association Operations", Chapter 9 "Property Management", Section 9.7 Wildlife, Nuisance Wildlife, Use of Common Area (added by 7th Supplement to the Charter, August 18, 2010)</p> <p>The HLCA Rules & Regulations also provides guidance related to alligators:</p> <p>6.11.2. All users of the Lake are hereby notified that the Lake contains alligators and shall use the Lake at their own peril. Users of the Lake shall not agitate alligators and shall avoid them at all times. Alligators are never to be fed. All alligators should be considered dangerous, even those basking in the sun. Alligators can attack with amazing suddenness and have very sharp teeth, powerful strong jaws and a tremendous capacity to re-enter the water quickly with their prey.</p>
06/12/16	sheila	armour	<p>Can something be done to the HUGE trees on each side of the entrance into the Fitness Center? They are taking up sidewalk space and people are running into each other because you can not see around them. This is a busy sidewalk going into and out of the Fitness Center.</p> <p>Thank you</p>	<p>06/19/16</p> <p>Our Grounds and Facilities Advisory Committee has been researching the replacement of these trees, including some recommended alternatives to be planted that would not grow so large and that would be more easily maintained to an appropriate size. If the funds allow, this may be a project completed toward the end of this year. If we are unable to include this project in this year's budget, the BOA may include removal and replacement in next year's recommendations. This type of tree is not very attractive once it has been trimmed, but we will discuss options with our landscapers to see if something can be done to scale them back without making them look unsightly until they can be replaced.</p>

06/14/16	Lynn	Oberg	Will Leslie be taking reservations for Backwater Bills and events? If so what is her phone and email number? In the past we have had a lot of concerns that people make reservations and receive no confirmation that they were received or acknowledged. A number of people have called in or emailed reservations to find when they get there no reservation has been set. A text message or email response back would be a great enhancement to service for our residents.	06/19/16	We prefer all Backwater Bill's reservations go through our on-line reservation system. To make a reservation go to myhamptonlake.com, click on the Member Tab and Dining Reservations will be included in the drop down menu or use the link on the BWB's weekly update. This system gives you an automatic confirmation. We are working to have this on-line system for all member events. Until we achieve this capability you may email Leslie Walls at lwalls@hamptonlakeclub.com to make reservations for member events. The phone number (843)836-7480.
06/19/16	Jaime	Wilson	My husband and I are concerned about the drainage issues on Hampton Lake Drive on property owned by a resident here. The specific property is across the street from Scott Lang. The water is extremely high and this is creating a wonderful mosquito breeding ground. Each time we have rainfall it is only getting higher. What is the solution for this and when might it take place? Thank you	06/26/16	Our ARB is working with the owner of the lot and builder next door to address the drainage of this particular lot. A meeting is scheduled next week.
06/19/16	Ben	Johnson	I notice that the evening lights at our beautiful boat house are no more. Is this an economy move? If so, could they just be on for a shorter time?	06/26/16	We have not made any budgetary changes in exterior lighting at our Amenity Center. The lighting is on a timer. Landscaping lights are on from dusk to dawn; at this time of year building lights are on from about 8:30 pm to midnight. Adjustments are only made to accommodate for changing daylight during the year. Power outages and other occurrences can affect the timer. If an owner notices a change of this nature it would be helpful to contact management so it can be corrected.
06/21/16	Ted	Knicely	What are the plans to bring the adult pool and the hydro-therapy pool into compliance with the Americans with Disability Act standards of 2010? While the main pool is zero entry there is a rope across the entire width near the two foot water level which precludes some people with mobility limitations from proceeding beyond that point.	06/26/16	Hampton Lake facilities, including the pools, will be undergoing a joint inspection in the next 60 – 90 days. As a part of this inspection an independent consultant will be determining if our amenities meet all required ADA compliance standards. Once this report is received a plan will be initiated to ensure our community meets required ADA guidelines.
06/22/16	Myles	Schulberg	Some yellow street reflectors on Hampton Lake Drive between Heartwood and the Front Gate appear to have gotten dislodged and are thus mis-aligned, needing re-alignment. Also, on Hampton Lake Crossing, given some deep curves and increased traffic due to Phase 3, are there any plans for yellow street reflectors on Hampton Lake Crossing?	06/26/16	This issue was discussed in a recent meeting with the project manager assigned by the developer to oversee the road project; and the reflectors are now in stock. We are planning to replace existing reflectors and installing some new ones on Hampton Lake Crossing and Hampton Lake Drive next month.

06/23/16	Deb	Hadley	<p>This week, the natural areas adjacent to the nature trail and nature preserve behind our home on Harborage were ravaged (sorry, there's no other word to describe this) by a bushwacker that (as I understand it) was necessary to preserve the integrity of the lake. What I don't understand is how stripping trees of their foliage and essentially dissecting others - leaving a raw angry (and tall) stump does this when clearly, nothing was done that affects the root structure. Perhaps a deeper explanation of this process and how it will benefit the lake is in order. From my vantage point all that was achieved was the obliteration of a pretty view / pretty path and the soiling of the lake with tree debris. Thank you, in advance, for your response.</p>	07/03/16	<p>What you are seeing is the unfinished and temporary results of the work being done along the nature trails and lake banks in order to push the woodland edge back several feet. The lake bank clearing was not something we decided on lightly. Proper maintenance requires that the berms between the lake and the nature preserve be free of woody shrubs and trees. We may have been remiss in not paying more attention to this in the past. The many community dams and berms that failed in South Carolina last October was a wake-up call to everyone. That coupled with discovering water seepage through the berm that occurred across from Anchor Cove Court in between Fish Dancer moved this project up in our priority list. The leak was discovered by Wade Bales with Quality Lakes during a routine inspection. We called out engineers Thomas and Hutton who designed the berms. They all strongly recommended removing the woody plant material to prevent future events which could be more devastating and costly. Based upon these recommendations we tasked Palmetto Coastal Landscaping with providing the most efficient and cost effective way of removing the woody plants and trees on both sides of the berms. While we understand the lake banks currently are not as green and bushy as before, we have opened up the trail system to their original design and have protected against a more severe leak which would jeopardize the habitat of many of our animals. After the machine has made its way around the lake we will see what cleanup efforts can be made. This is a temporary condition. This project will allow our landscapers to routinely maintain the banks and hopefully prevent the need for this type of major cut back and trimming in the future.</p>
06/24/16	Robert	Barrowcliff	<p>Two pool questions: What flotation devices are permitted in the pool? There are no guidelines posted at the pool (at least that I saw), and when I asked the pool attendant that was taking names at the pool they did not know (which is possibly another issue). My specific interest is for float rings for use in the lazy river. The only thing I found in the pool rules is the following: "4.1.19. Flotation devices are permitted for non-swimming children. Any child who cannot swim must be accompanied in the pool by a parent or adult. Use of floats, beach balls, rings, etc. may be restricted at the discretion of the pool staff." So what is the answer? And the answer should be posted at the pool easily visible, and the pool attendants should know the answer. Second question: While the rules clearly state that eating is not allowed while in the pool, what about drinking? While at the pool recently I noticed adults with their drinks in the water. Thank.</p>	07/03/16	<p>As you have noted in your question, flotation devices are permitted for children who cannot swim. Other flotation devices such as floats, beach balls, and rings may be permitted, provided that their use does not interfere with the enjoyment of others at the pool. For example, pool staff may restrict the use of a flotation device that is being used carelessly, such as a beach ball that is being tossed too close to other people who are at the pool. Likewise, all flotation devices (except those for non-swimming children) may be restricted during busy periods, such as holidays, if it is determined that the pool is too crowded for them to be used without creating a nuisance. Food is not allowed to be consumed in the pool. Beverages may be consumed, but glass containers are never allowed anywhere in the pool complex. The rules will be reviewed with the pool attendants to ensure that they are able to adequately enforce the rules.</p>

07/01/16	Myles	Schulberg	<p>With HL continually growing, info in the two following areas should be continually communicated and I suggest a permanent posting in the weekly eblast:</p> <p>1 - How and by whom are calls put out to select property owners to fill committee slots. How and to whom do property owners communicate their interest in serving and what info are they to provide. Who selects the property owners interested in serving to serve.</p> <p>2 - How, to whom and when do property owners communicate road debris including nails in tires, and what info is to be communicated.</p> <p>If this info is already cited elsewhere making unnecessary permanent posting in the eblast, at least the citations for the info on committee membership and road debris reporting should be permanently posted in the eblast. Publicizing this info this way should eliminate queries on the subjects through HL Neighbor, Lakeviews, letters to the BOD/HL Management, etc.</p>	07/10/16	<p>The purpose of the weekly community update is to provide timely information, rather than serve as a repository of permanent postings. Information about how members may volunteer was discussed at the Town Hall Meeting on June 29, a summary of which can be found on the HLCA website. Here is what is contained in the Town Hall summary:</p> <p>"The members serving on HLCA's various committees are individuals who have volunteered. If you are interested in volunteering, you just need to advise one of the owner directors or management. We do have three formal calls for volunteers every other year. These are to serve on the ARB, the Board of Advisors or its committees, and to run for election to the Board of Directors. In some cases, the Board seeks members with particular qualifications. The Property Transfer Committee is a good example of this, where we have several engineers, a real estate lawyer and a CPA serving on this committee." In accordance with the HLCA Governing Documents, most volunteers are selected by the Board of Directors and some require a Board appointed nominating committee. There are also several member run groups that have their own process for seeking and selecting volunteers. These include the Hampton Lake Women's Group and the Tiger Bass Committee. Information about the call to volunteer for the advisory committees, the ARB, and the election to the board of directors is posted in the weekly community update for several weeks prior to the start of the committee selection process. Members can report nails and other construction debris to the General Manager and/or to Gail Garbett. Please be specific about the location. Please identify if the problem is clearly from a specific worksite or contractor. A photo is helpful. The Town Hall summary also contains the following information regarding efforts to mitigate debris on the roads:</p> <p>"Our landscaping contractor continues to try to keep our roads free of debris as well. We currently have five practices in place to help us minimize the amount of debris. We have a magnet attached to the front of a utility vehicle, a blower in the rear of the vehicle. We have a utility vehicle with a sweeper attached. We have a vacuum truck that operates once per month and we have several builders who have purchased magnets to help clean up their job sites."</p>
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07/17/16	Judy	Hermesen	<p>My husband and I are lot owners who spend a week using the ammenties at Hampton Lake. We notice the drink prices on especially on Specialty drinks are extremely high (\$9) and wondering why. We know it's a convenience, but we've never seen drinks this expense even on a cruise.</p> <p>Also, we noticed that the pools are not clear and a lot of algea and debris. Normally when swimming at a community pool you'll smell chlorine which aids in these issues. How are the pools maintained and how often?</p> <p>Thank you!</p>	07/24/16	<p>A recent informal price comparison found that our prices for beer, wine and other drinks are comparable to several restaurants in the local area. Although specialty drinks were not included in the price comparison, we believe that our prices are competitive. A more formal review will be conducted shortly and specialty drinks will be included. Our pool is cleaned daily and is checked daily for proper maintenance of water quality. Water quality tests include ph, Chlorine, and Cyanuric Acid levels, all of which regulate bacteria. The pool is also inspected by the South Carolina Department of Health and Environmental Control (DHEC) several times per year. Our most recent inspection was held on June 9th in which the water quality was found to be in compliance with DHEC regulations. Mother Nature plays an important role in the water appearance as well. When we have major rain events where we get several inches of rain in a short time, the pool can become cloudy until the adjustment of chemicals brings the pool water back into chemical balance. This can sometimes take several days.</p>
07/18/16	Melanie	Nelson	<p>With all the new development and street lights it has become more "city like" here. I see many of the new homes in my area with full lighting all night.</p> <p>That is, up lighting, porch lights and coach lightes on all night.</p> <p>I thought it was lights out after 10?</p>	07/24/16	<p>HLCA Rules and Regulations require that outside lighting be turned off by midnight. Security keeps a lighting log each night and homeowners who leave their lights on after midnight are contacted. If you observe lights on after midnight, you can contact Security and report your observation with an email to Gail Garbett at ggarbett@hamptonlakeclub.com. Please include the address of the home where the lights are left on after midnight.</p>
07/22/16	Stephen	Kreider	<p>This morning the ground crew got their lawnmower stuck on a 20ft tall Willow tree on the corner lot of Hampton Lake Drive and Hampton Lake Crossing. When I came back from the gym they had cut this beautiful tree down. It was part of the reason we bought this lot due to the privacy from the bridge and the noise from the lake ventilator machine. Will this tree be replaced?</p>	07/31/16	<p>The tree was removed after the mower was stuck behind it and very close to the water's edge. The willow trees around Hampton Lake are not thriving. After inspection, the tree in question was found to be only 50-60 % foliated. We have no plans to replace the tree at this time. This area does have a magnolia, an Arizona cypress, and several wax myrtles which are healthier and provide a buffer from the aerator and bridge.</p>
07/24/16	Skip	Magee	<p>At a recent board of directors meeting I understood that because of the huge interest of pickleball among our residents that the court would be painted for pickleball.</p> <p>The group has purchased their own nets and equipment and with over 80 pickleball enthusiasts in the community I am wondering when will the court be painted so these players do not have to tape the court to play???</p> <p>Thank youskip magee</p>	07/31/16	<p>During the July 7 Board of Directors meeting, management indicated that striping the multi-use basketball court so that it can be used for pickle ball would be considered. After receiving a detailed plan from the Fitness & Recreation Committee subsequent to the board meeting, management has decided to paint the pickle ball lines on the multi-use court. Once certain logistics are worked out, the painting will be scheduled.</p>

07/24/16	JOHN	NORTON	We may have guests visiting in October. Will the pool be heated and available at that time?	07/31/16	The pool is available year round. Our practice is to heat the pool in the springtime, typically at the end of March until the pool temperature reaches 80 degrees on its own. Springtime heating of the pool is normally contingent on the weather, that is, the pool is only heated if the air temperature is such that a significant number of people will want to use the pool. Although the pool will not be heated in October, the weather may provide a water temperature that may well be comfortable for swimming.
07/25/16	Donald	Yehle	First, please change my address to 65 Palmetto Cove Ct. (from 12 Flowermound Dr., West Lafayette, IN). We sold that house and permanently are here. Second, it would be helpful to have signs viewable from the various branches of the lakes so boaters know where they are as we cruise the waters. Thanks.	07/31/16	You can find maps in the Tackle Box and on the HLCA web site (please see the Hampton Lake Trail Map link under the HLCA Docs tab) that will help you navigate the lake. As boaters quickly learn the landmarks without the use of signs, there are no plans to add signs on the lake.
07/25/16	Mike	Calvert	I would like to know what if anything is being done to remove the recent paint spill on our roadway. Light drippings of the paint begins in the vicinity of 24 Anchor Cove Court. The spill then continues onto Hampton Lake Dr., where the majority of the spill is evident and ends at 15 Anchor Bay Court. Has the contractor responsible, for this spill, been identified?	07/31/16	The incident was reported and investigated within an hour of the spill. The party responsible for the spill was not identified. We had a mobile pressure washer out to see if the spill could be removed. After an attempt was made to remove the paint, the pressure was damaging the asphalt and the efforts were halted.
07/31/16	Linda	Lyons	With the Zika virus now confirmed in Florida, do we have plans in place for mosquito control around the common grounds of the amenity center? Do are grounds crew identify areas of standing water and eliminate them?	08/07/16	Mosquito control is handled by Beaufort County. If we see there is an increase in activity, a request for service is made. You can learn more about the County's policies and procedures by visiting the following website: http://www.bcgov.net/departments/Public-Safety/mosquito-control/index.php . HLCA also has a contract with Hilton Head Exterminator, who uses backpack blowers to treat around the amenity village to deter no see ums and mosquitos once per week during the months of March through October.
07/31/16	Judy	Hermesen	I heard Backwater Bill's is open to the public; is this true? If so, why?	08/07/16	As it says on the Hampton Lake websites, "Everyone is welcome at Backwater Bill's." Opening Backwater Bill's to the public is a great way to showcase our beautiful community and bring in additional revenue. An 18% service fee is added to the bills of non-members.

08/02/16	Gary	Shepherd	<p>I have two related questions on lake health:</p> <p>1. The aerators near the docks have been inoperative for perhaps a year, with only a small window operating this spring. Knowing they are there to help with lake health, this situation can not be good. What is happening and why can't they be fixed in a year's time?</p> <p>2. Our lake manager samples the lake regularly and shocks fish. For those interested in looking at that data, where can we see it? And, I am speaking of all the reports back to the beginning, so as to discern any trends.</p>	08/07/16	<p>There are three aerators located near the dock at the amenity center. We have experienced two electrical problems this spring and summer affecting the operation of these units. They are all currently fully functional. Aerators were installed to prevent stratification in our lake. The area near the amenities was not adversely affected by the temporary loss of these three devices due to the amount of wind and wave action in this area. To view the fish reports, please contact the GM, Bryan Rhame, directly. Since 2012, our lake management contractor has provided annual briefings to the Grounds and Facilities Committee and/or to the community. He will be scheduled to give this annual presentation before the end of this year.</p> <p>There are three aerators located near the dock at the amenity center. We have experienced two electrical problems this spring and summer affecting the operation of these units. They are all currently fully functional. Aerators were installed to prevent stratification in our lake. The area near the amenities was not adversely affected by the temporary loss of these three devices due to the amount of wind and wave action in this area. To view the fish reports, please contact the GM, Bryan Rhame, directly. Since 2012, our lake management contractor has provided annual briefings to the Grounds and Facilities Committee and/or to the community. He will be scheduled to give this annual presentation before the end of this year.</p>
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08/07/16	Dianne	Horowitz	<p>My question is in regard to TURNOVER and TAKEOVER. There appears to be a lot of confusion in regard to these two occurrences. Could you please state what is involved for each of these terms so that we have a clear and concise understanding and know when each becomes effective? I would also like to see a simple chart that will show the differences for before and after for each. For EXAMPLE:</p> <p>BEFORE takeover: Reed pays the taxes</p> <p>AFTER takeover: Hampton HOA pays the taxes</p>	08/14/16	<p>"Turnover" is when the declarant relinquishes control of the community by no longer having a majority position on the board of directors. At present there are two owners on a five member board. At turnover, members will elect six owners to the board and the declarant will have one board member. Per the covenants, turnover may occur on (1) December 31, 2021, or (2) when 75% of units planned have been sold, or (3) 95% of total units have certificates of occupancy. According to the covenants, the declarant has sole discretion for deciding which of these three milestones trigger turnover. "Title transfer" refers to the change of property ownership; title transfer occurs when the recorded deed to property is transferred from the declarant to Hampton Lake Community Association (HLCA.) On January 14, 2016, the declarant started the property title transfer process with the appointment of the "Property Transfer Committee". As HLCA already has responsibility for all maintenance and repair of common property, the main impact for HLCA holding title is the property tax treatment and the possibility of a property tax savings for HLCA. Although in many cases turnover and title transfer occur around the same time, there is no requirement to do so. In the case of HLCA, they will not occur at the same time. At Hampton Lake, the property transfer process has already started. The declarant has deeded title of Hampton Lake phases 1 & 2 common property to Hampton Lake Community Association, on March 22, 2016 for the Amenity Center and on June 13 for the balance of phase 1 & 2 Common Property. While the title of the common property has been passed to HLCA, the transfer process isn't complete until the joint inspection and report is done. In June, the Property Transfer Committee selected an attorney to represent HLCA in the title transfer and a civil engineer to conduct the joint inspection. The inspection began in mid-July, the final report expected by the end of August. Here is a chart that highlights some of the common questions about changes resulting from property title transfer.</p> <p>Before Property Title Transfer - After Property Title Transfer</p> <p>Recorded deeds to common property in phases 1 and 2 (amenity center, roads and common property along sides of roads, dog park) name the declarant as owner -</p> <p>Recorded deeds to common property in phases 1 and 2 name HLCA as owner</p> <p>HLCA pays property taxes - HLCA is eligible to apply to Beaufort County for HOA "Special Valuation" property tax relief effective in 2017.</p> <p>Responsibility for all maintenance and repair of common property belongs to HLCA - No change - Responsibility for all maintenance and repair of common property belongs to HLCA</p> <p>Declarant could use common property held as loan collateral - Declarant can no longer use HLCA common property as loan collateral.</p> <p>Here is where to find the details in the Governing Documents:</p> <p>Community Charter Sections: 2.1 The Declarant; 3.1 Designations of Properties Comprising the Community; 17.2 Conveyance of Common Area; 17.3 Acceptance of Common Area; 17.4 Property Transfer Accounting Procedures; and Exhibit "D". By-Laws of HLCA; Article 3.3 Selection of Directors; Terms of Office (before & after Declarant Control, i.e. "turn-over"); & Article 4 Transition from Declarant to Owner Control</p>
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08/07/16	Scott	Pok	Similar to kayaks, Stand Up Paddle (SUPs) boards are very popular, safe, stable, fun, and best of all GREAT forms of exercising outdoors. This lake would be ideal for them. Can we not find some common sense "rules" to govern how they can be used here? Thank you.	08/14/16	Swimming and related activities that involve getting in the water are not allowed on the lake for safety reasons. Since paddle boarding would involve getting into the lake to mount and dismount the board, and falling from the board into the water is a reasonably predicted likelihood* paddle boarding on the lake is not allowed. You can view the rules on the HLCA website, but here is the relevant rule: 6.1.3. No swimming: No swimming is allowed anywhere in the lake, including activities such as snorkeling or scuba diving. Violations of the "no swimming in the lake" rule are considered serious safety violations and sanctions will be in line with reckless driving violations (i.e. \$150 fine for first offense). *References: standupjournal.com says "Be prepared to fall off your board" and "Falling off your board is part of standup paddling.", RElcoop.com calls falling "inevitable".
08/09/16	Edward	Grieco	Why don't we enter into the bylaws the restriction of the flying of remote control drones in all of our private residential community. I think it's a liability and invasion of our privacy in this community. We have the restriction of all battery, remote control boats on the lake it only make sense we add no flying of remote control drones to the bylaws? Thank you	08/14/16	While drones are not specifically mentioned, HLCA's Rules and Regulations include the following rules that could apply to use of drones: 9.4.1. Any noxious or offensive activity which, in the reasonable determination of the Board, tends to cause embarrassment, discomfort, annoyance or nuisance to persons using the Common Areas or to the occupants of other Units, is prohibited. 13.4.1. Remote controlled toys are not permitted to be operated on Hampton Lake roads and streets. 13.4.2. Gas powered remote controlled toys are not permitted to be operated on any waterways or lake. Additionally, FAA laws prohibiting trespass on private property, including the airspace above home sites, flying after dark, and violating an individual's reasonable expectation of privacy, applies to drone use, particularly drones with cameras. Management realizes that the wording of the rules may need to be changed in the future to reflect the still evolving law on both personal and commercial use of drones. Until then, common sense, courtesy, and respect for our neighbors should be our guide. There have been a few circumstances where drones were pre-approved, such as filming for marketing purposes. As with any rule violation observed, owners should report specifics to management. Additionally, violation of FAA laws, such as drones flying over your property or at night, should be reported to the FAA.
08/14/16	David	Good	I would like to submit for request, the placement of a trash can at the public boat launch location across from the amenities. For those of us that may fish close to this area, or launch/clean boats, I feel it would be convenient and could be placed next to the water spigot used to rinse off trailers and boats.	08/28/16	Thank you for your suggestion, but at this time the boat launch area doesn't have sufficient traffic to warrant a trash receptacle and associated maintenance service. This suggestion may be considered in the future if usage in that area increases significantly.
08/15/16	Edward	Grieco	Can you please tell me if I can use my Battery remote control boat in the lake, rule 13.4.2. Only states gas powered remote control toys are not permitted to be operated on any waterways or the lake?	08/21/16	Per the rules, gas powered remote control toys are prohibited to be operated on the lake; remote controlled electric powered boats are allowed.

08/19/16	Denny	Owens	I think it would be better to change the speed limit to 25 every where in stead of 30 to 20 in several places	08/28/16	Speed limits are based on safety concerns and traffic patterns. There are several areas, such as near the Lakeside Amenity Center, where the number of vehicles on the road, as well as those turning onto or off the road, require a speed limit of 20 mph for traffic and safety reasons. Areas where there is limited visibility due to curves also require the lower speed limit. A significant portion of Hampton Lake Drive can support a speed limit of 30 mph. therefore the higher speed limit is permitted there.
08/22/16	Debbie	Gordon	I walk on the sidewalk along Hampton Lake Drive and I find it especially dangerous to cross the street at Fish Dancer Court and at Hampton Lake Crossing. The curves and speeding vehicles contribute to my concern. Is it possible to put in crosswalks (paint and signage) that would alert drivers of pedestrians and to give pedestrians the right of way as on other public crosswalks?	08/28/16	Although crosswalks can be beneficial in directing pedestrians where to cross, marked pedestrian crosswalks, in and of themselves, do not slow traffic or reduce accidents involving pedestrians. A five-year study by the Federal Highway Administration of 1000 marked crosswalks and 1000 unmarked comparison sites found that on most roads, the difference in safety performance of marked and unmarked crossings is not statistically significant, unless additional safety features, such as traffic lights or crossing guards, are used. In certain situations, a marked crosswalk is likely to have worse safety performance than an otherwise similar unmarked location. It is thought that crosswalks give pedestrians a false sense of safety that leads them to cross without using adequate caution, and that many drivers are not aware that pedestrians have the right of way in a marked crosswalk, and they don't expect pedestrians to suddenly step into the road. However, management has taken several steps to slow down traffic, such as lowering the speed limit to 20 mph in several areas, including the intersection of Fish Dancer Ct & Hampton Lake Dr. and using an electronic traffic monitor to alert drivers to their speed.
08/24/16	Skip	Magee	Use of the lake.....now that they are clearing the area for the resort tract it has occurred to me that this is indeed a reality about to happen. The lake rules are no swimming, sail boats or paddle boards and people doing so are at a risk for fines. Who makes these lake rules? When the people from the new resort start using the lake are they subject to these same rules or do they make there own rules? If they are subject to our lake rules and get fined how are the fines collected? Where does this money go?.....	09/04/16	All property owners are subject to the "Covenant for Joint Use and Maintenance at Hampton Lake", which includes rules for lake use. This Covenant is available on the HLCA web site and includes the by-Laws of the Lake Maintenance Corporation (LMC.) LMC is the governing organization for lake use and maintenance. The three organizations that are part of the LMC are HLCA, Brightwater at Hampton Lake Property Owners (the Resort Tract) and the Developer (John Reed). LMC has the authority to make and enforce rules of lake use, including the authority to levy fines. Each of the HOAs that are part of the LMC can establish their own rules that can be more restrictive, but not less restrictive than LMC. Bryan Rhame is the General Manager for both HLCA and LMC and thus the person responsible for rule enforcement on a day to day basis on the lake. Currently, fines related to the lake are revenue for HLCA. There is potential in the future that the fines become revenue for the LMC.

08/27/16	Walt	Wilkening	My question concerns the totally inappropriate plan by Logan Homes to wedge another two story, 2700 sq' stand alone townhome next to the bridge on Hampton Lake Crossing between their current project and the bridge itself. It appears that the plan seriously encroaches on Hampton Lake common property and presents a dangerous angle for the driveway vis a vis traffic coming left to right over the bridge. In addition, the rear of the projected construction places the back of the home within a few feet of the water line. Did the ARB actually view the setting of this home on the property and approve its construction as Logan Homes is planning?	09/04/16	The lot you refer to (Lot 1429) does not encroach on Hampton Lake common property. Lot 1429 is bound by the lake, as are many lots in Hampton Lake. The owner of Lot 1429, Logan Homes, hasn't submitted a site plan for that parcel yet. As such, the location of the driveway and/or location for the foundation of the home hasn't been proposed to the ARB. Upon a submittal from Logan Homes, the ARB will then be able to review the entrance location of the driveway and/or location for the foundation of the home. There are lots that are nearly identical to Lot 1429 and as such, we have prior experience to rely on to ensure safety and appropriate setbacks, consistent with the HL Design Guidelines.
08/28/16	Terri	Androutsos	Is there a possibility that important presentations such as Board of Directors meetings and the presentation on the developments in and around the community be video recorded so that those of us who live part time can stay directly informed? Generally the meetings occur without access or input from the entire community. Any exploration of a webinar format?	09/04/16	Options such as setting up an audio dial in, video-taping, etc., have been considered for board meetings and were not adopted due to both technical and practical reasons. However, minutes of board meetings and copies of HLCA and board presentations are posted on the HLCA website fairly quickly following the meetings under the "BOD" tab and are also distributed via a link in the Sunday Community Update email (e-blast.)
08/28/16	bob	newman	This is not a question or a suggestion. It is a comment on one of this week's entries. I live on Fish Dancer and regularly walk, drive and bike ride. The blind spots from both directions at the Fish Dancer Court and Hampton Lake Drive intersection are an accident waiting to happen. You cannot see a speeding car while making a right from Fish Dancer and HLD and approaching Fish Dancer from HLD to make a left you are blind until you reach the top of the hill. While residents most often are considerate some of the contractors and subs do not seem to exercise the same care and they are the majority of traffic on HLD. I agree that a crosswalk is not the answer. You couldn't see it. Maybe some sort of warning sign, slow, etc., might be considered. It is simply very poor planning to begin with.	09/04/16	The intersection at Fish Dancer and Hampton Lake Drive does require that drivers and pedestrians wait until they get to the top of the hill to look for oncoming traffic before turning. We have posted a 20 mph speed limit there and have frequently used our radar monitor to measure and slow down the speed of the traffic in that area. We will continue to monitor traffic in that area with the radar system and via our security personnel to determine what type of signage or warning is warranted.

08/30/16	Ben	Johnson	<p>I am a dog lover and a dog owner. I am not a lover of some dog owners.</p> <p>Today I picked up the leavings of someone's pet just at the drive in to the boat launch. It is beyond me how someone could be so inconsiderate as to not clean up after their beloved pet. I have filled in for them many times.</p> <p>I propose that we immediately impose a \$150 fine for anyone not cleaning up after their pet. Perhaps \$50 of that could go to the reporting party. I hope that we can all work together to rid ourselves of this disgusting situation.</p>	09/04/16	<p>HLCA Rules and Regulations already call for a \$100 fine for a single violation of the rule requiring owners to clean up after their pets, and \$100 for each additional violation. However, it is difficult to enforce this rule because the violation is either not witnessed, and therefore it's impossible to know who to fine, or neighbors are hesitant to report what they've witnessed. Members are encouraged to report violations that they've witnessed first-hand to HLCA management. In order for management to follow up, the report must be timely, and include specifics, including the date and time, the person who violated the rule, and the location.</p>
9/4/16	Deb	Hadley	<p>Regarding vehicle / pedestrian safety at the intersection of Hampton Lake Drive and Fishdancer... Traffic mirrors posted in both directions of HLD and at the end of Fishdancer would provide drivers, pedestrians and cyclists the ability to "see" oncoming vehicles before they are actually in their line of sight. This is a commonly used, common sense, and relatively inexpensive improvement. Additionally, we could install rumble strips in both directions on HLD to slow the traffic. We either get aggressive with this now or, we deal with a lawsuit when a serious accident occurs and someone gets injured.</p> <p>We have a similar problem at the intersection of Hampton Lake Drive and the Villas although there, the problem is speed along HLD coming into that curve.</p>	09/04/16	<p>Thank you for your suggestions. The use of traffic mirrors, other than for private driveways, is subject to a variety of regulations and installation requirements (height, angle, size, placement) that must be investigated before we can determine whether mirrors would be useful at this intersection. Rumble strips would not be suitable for this area. According to the Federal Highway Administration, rumble strips should not be used in areas where prevailing speeds are less than 50 mph or on roadways where bicycles are frequently used. Areas with rumble strips require increased maintenance because debris tends to collect in and around rumble strips. Moreover, they create a great deal of noise that would be disturbing to homes within 1/3 of a mile. As noted in response to previous questions and comments about traffic safety, we will continue to monitor traffic in the areas mentioned with the radar system and via our security personnel to determine what type of signage or warning is warranted.</p>

9/5/16	Alan	Metevia	<p>I finally had a chance to check out the pickleball group and actually play this am. There were 21 of us. 8 playing, 13 waiting!! Regardless, and for the time being, the accommodations afforded this growing group are working out OK. With such demand and knowing that there is already interest in reserving courts for groups (smaller than 21) to avoid any conflict and to better deal with the demand, it would be helpful to have a responsive, accessible reservation system - like the one used for tennis. In fact, is there any reason the same system couldnt be used?? Maybe just add 2 more courts to the system (courts 1-3 for tennis, court 4-5 for pickleball). Seems simple (to me??), and then anyone who wanted to know if a court was available for the next week, could check the system. And while we're on this topic....it seems timely to consider dedicating additional time, days/hours to pickleball?? Its a great game...Id say come join us, but then Id have to wait even longer to play.</p>	09/11/16	<p>Thank you for sharing your experience with our newest recreational activity. We are very pleased with the enthusiasm and positive feedback regarding Pickleball. HLCA management is working with the Fitness and Recreation Committee to improve the overall experience, while trying to maintain balance with our mixed use court. As the weather cools the times will be adjusted and we are exploring the possibility of including some type of reservation system.</p>
9/13/16	Lynn	Oberg	<p>From the resort track map it shows 2 roundabouts going out to Bluffton Parkway. The second one is West of the current one and looks like it is accessible both to the resort track and through Phase 3 of Hampton Lake. Is this going to be implemented. Will there be a traffic light at either? Will there be a second gate house or will it be by transponder only? How do we maintain security there? When would it be put in place?</p>	09/18/16	<p>Since 2006, there has always been two planned entrances to Hampton Lake from Bluffton Parkway and both are planned to have traffic lights. The new western entry is planned to have a security gate, as an additional entry point into the community. The decision as to whether this gate is to be manned or use electronic entry will not be made until the final land plan is decided upon. Timing of the western entry and second traffic light is dependent upon both market conditions (e.g. sales in phase 3) and ultimately, the future development plans of the northern Sandhill Tract.</p>
9/16/16	Sheila	Armour	<p>We have lived in 4 plantations on HHI and now here in HL in the past 23 years. Every plantation we have lived in does not allow soliciting door to door. I am not happy to find DIRECTV has placed a hang tag on our glass front door today, Friday September 16. Can this be stopped ?</p> <p>Thank you</p>	09/25/16	<p>Door to door solicitation is not permitted in Hampton Lake. DirecTV may have done work for one of your neighbors and took the opportunity to place a tag on your doorknob. We have not heard any report of door to door solicitation by DirecTV.</p>

9/19/16	Skip	Magee	It appears by the plans submitted for the phase 3 extension that 35 or so lots will be on the lake or on the narrow canal leading to the back lake section. I understand the grounds and lake committee are very concerned about erosion into the lake. With that in mind are there plans and or rules in place in which the developer is going to construct bulkheads and docks along these areas. It would certainly seem like a great idea to do now and not worry about erosion.....than allow the developer to sell the lots and then depend upon the purchaser to construct a bulkhead or not.....thinking and acting would certainly be a huge benefit to the health of our lake.....and our future expenses	09/25/16	The rules in place for the development of phase 3 are essentially the same as phases 1 & 2. The new owners of the lots in Phase 3 have the right to decide if they want a boat slip, kayak ramp, bulk head, or natural aquatic plants to be placed on the shoreline. They have the same rights as all of our current owners. Prior to starting any work, all owners (including builders) in all phases must submit their plans for any boat slip, kayak ramp, bulk head, or natural aquatic plants that are to be placed on the shoreline to the ARB for approval. The HLCA's "Design Guidelines" are available on the HLCA web site and explain the rules and the process.
9/25/16	Sandra	Campeau	I had read that the new luxury apartments are going to have 10 miles of nature trails. Are any of these on Hampton Lakes property? How will access be controlled?	10/02/16	The Covenant for Joint Use and Maintenance at Hampton Lake provides the rights and responsibilities for property owners in HLCA and for those of the resort tract (Grand Oaks at Hampton Lake i.e. new apartments & Benton House.) This document includes the rules for use of the lake and nature trails. However, in a new agreement, Grand Oaks has agreed to forfeit the right to access and use of the nature trails located in Hampton Lake Community. This agreement will be reflected in the next amendment to the Covenant for Joint Use and Maintenance at Hampton Lake.
10/4/16	Tom	Catalano	As the planning for Phase 3 kicks into full gear I would like to suggest that we consider an area set aside for the inclusion of bocce courts in the amenity center, assuming there is an adequate level of interest in the community. My wife and I played in a bocce league in our old home town with other couples. It was a great way to meet people and have a fun night out. It's an easy game to pick up and doesn't require a lot of skill. If I've offended any champion bocce players out there, my apologies. Please let me know if there is a formal process to consider suggestions such as these. Thank you.	10/23/16	Thank you for your suggestion to include bocce courts in phase 3 amenities. The Developer has held several focus group sessions with members and as a result, bocce ball courts are included in the list of options the Developer is considering for phase 3. The Advisory Board Fitness and Recreation Committee is an appropriate place to make suggestions for improvements to our recreation amenities. Contact information is available on the HLCA web site under the "Advisory" tab.

10/14/16	Ted	Shankle	<p>Is Phase three considered part of the HOA?</p> <p>If not, who is paying for and coordinating the common element maintenance? When will it be considered part of the HOA?</p> <p>If so, are there monies being provided for the services from the HOA?</p> <p>Who funded and supervised the clean-up of the common elements of phase three after hurricane Matthew?</p> <p>Thank you-Other members of the HOA have ask me to forward these questions. I am asking these questions in this format rather than at a public meeting.</p>	10/23/16	<p>The 9th Supplement to the Community Charter, recorded with Beaufort County on August 24, 2015, added phase 3 to HLCA. This action was noted during the HLCA Board meeting on November 6, 2015. These documents are available on the HLCA web site. Per the Charter, the responsibility for maintenance and clean-up is the same throughout Hampton Lake. Maintenance and clean-up of the common elements in phases 1, 2, and 3 is managed and funded by the HLCA. Property owners in all phases pay the same dues to maintain common elements. Maintenance and clean-up of private property in phases 1, 2, and 3 is the responsibility of the property owner.</p>
10/16/16	David	Bertschi	<p>Debbie and I would like thank our wonderful security staff, volunteers, management and of course our neighbours for working so hard and for being so selfless in safeguarding and protecting all of our homes in our wonderful community. Thank you very much for your efforts and sacrifice all of which is truly appreciated. We look forward to seeing all of you soon. David and Debbie</p>	10/23/16	NA
10/17/16	Tom	Catalano	<p>I had read in Bluffton Today that the town was expecting to receive federal disaster money due to hurricane Matthew that will be distributed to residents who sustained property damage not covered by insurance. The article further explained that private communities are not eligible to receive funds directed to the town, but could submit to FEMA by coordinating with the town. Can the HOA management team let us know the thinking around how the costs for clean-up will be distributed (i.e. insurance, capital reserves, FEMA application)?</p>	10/23/16	<p>HLCA is still evaluating and investigating the extent and cost of the damages incurred during Hurricane Matthew. The tree removal is well underway, we will have a substantial amount of our perimeter fence to repair once the large amount of trees are removed. The extent of underlying structural damage to a section of drainage and asphalt will take some time to determine. We are a member of the Community Association Institute (CAI), which has started a campaign and is lobbying for equality when it comes to the distribution of federal emergency funds. Residents of community associations pay taxes like everyone else and should be eligible for these funds as are other Americans. This fight will no doubt continue. Until this is resolved the HOA will use all resources available to ensure that proper repairs are performed including working capital, capital reserves where appropriate, and filing an insurance claim.</p>
10/19/16	Debbie	Leguadre	<p>After the recent CPR classes the question was raised about the location of all the AED's in the community. Can you provide a list of locations?</p> <p>Also- does Security have one on their truck?</p> <p>Thanks, Debbie</p>	10/30/16	<p>There are 6 AEDs in Hampton Lake. Two are located in the fitness center, one in Fishtales, one at the pool bath house, one in the Lakeview Room, and one in the security truck.</p>

10/30/16	Janis	Steven	I would like to suggest that the Hampton Lake community adopt one speed limit throughout, such as 25 mph. The changes in speed limit are confusing to guests and visitors. My experience is that most gated communities a.have one speed limit that is consistent. Some of the Hampton Lake 20 mph signs are quite small and are hidden in the shadows.	11/09/16	Thank you for your question to LakeViews. We have posted a response in the Sunday Update to a few owners, but I wanted to respond to you personally. With only two speed limits and our clear signage, there should be no confusion with our two posted speed limits within Hampton Lake. Safety warrants the necessity of a 20 mph limit on some sections of Hampton Lake Drive (e.g. curves & hills), Hampton Lake Crossing (e.g. congestion) and our side streets. It would be a detriment to safety to have a higher speed limit. We believe changing to a single posted speed limit of 20 mph throughout all of Hampton Lake would be too restrictive, because most sections of our main roads are safe at 30 mph. We will continue to review the information obtained by our speed monitoring device and make changes based on the data collected to ensure all residents safety. I am attaching a link to some information that supports our decision. http://safety.fhwa.dot.gov/speedmgt/ref_mats/fhwasa12004/fhwasa12004.pdf . Please let me know if I can be of further assistance.
10/30/16	Charles	Gnisci	Current speed limit reduction to 20 mph is in some areas too slow and causing people to either tailgate or pass which results in an unsafe situation. Going 30mph is too fast on some turns. Having too different speed limits with transition between each bring too close is not a safe situation as drivers do. It have time to slow down Suggestion: Can we have a more simpler speed limit of 25 mph for all of Hampton Lake primary roads. This will allow a more similar le understanding of the speed limit and not cause the concussion that is currently frustrating so many residents.	11/07/16	With only two speed limits and clear signage, there should be no confusion with our two posted speed limits within Hampton Lake. Safety warrants the necessity of a 20 mph limit on some sections of Hampton Lake Drive (e.g. curves and hills), Hampton Lake Crossing (e.g. congestion) and our side streets. It would be a detriment to safety to have a higher speed limit. We believe changing to a single posted speed limit of 20 mph throughout all of Hampton Lake would be too restrictive, because most sections of our main roads are safe at 30 mph. We will continue to review the information obtained by our speed monitoring device and make changes based on the data collected to ensure all residents safety.

11/4/16	Skip	Magee	<p>Yes we can all agree Matthew left quite a mess at Hampton lake....and I assume that palmetto coastal is cleaning up the debris which I also conclude that they are not doing out of kindness nor for free and rightfully so that they should be compensated. I have noticed a lot of extra men and trucks and equipment since the storm. I also realize it will take time to remove all the trees and debris from the common areas. Question.....I am assuming that there is no line item in the budget for debris removal due to hurricane. Therefore I am curious EXACTLY how is palmetto coastall being paid and is there a final figure for cleanup?.....does the money come from reserve account or will there be another payment option?I am assuming the amount must be in the tens of thounds range. Thanks in advanceskip magee</p>	11/13/16	<p>Clean up and repair work from hurricane Matthew damage is ongoing. We are awaiting cost estimates for some repairs. We have filed insurance claims and await action by the insurance adjustors to determine what will be covered by insurance and what won't. We expect it will be several weeks before we have final costs, as well as what amounts will be covered by insurance. Our expectation is that HLCA will use a combination of insurance proceeds, working capital and capital reserves where appropriate. All income and expenditures will be reflected in HLCA detailed 4th quarter financial reports when published in early 2017.</p>
11/6/16	Alan	Metevia	<p>I noticed at the bottom of the most recent Newsletter, an old release from "Our Developer" showing the rendering of new amenities in phase 3 and announcing that these amenities should be available for use by residents in Spring of 2017. I take periodic walks in phase 3 to check the progress on residential and amenity development. While I see a great deal of residential development, to my untrained eye, there is NO movement toward developing the new amenities. Given the \$7000 commitment by our developer to create amenities, this delay seems not to be related to \$\$\$, so what is it?? A few questions come to mind? Why has there been no development on new amenities? When will it begin? Is there a new target for completion? Has the plan changed at all (BWB modification, parking lot expansion, pickleball, tennis courts specifically)? To be honest, Im more interested in amenity development progress than residential. Can we get a weekly/monthly update on that (in e blasts)?? Thanks</p>	11/13/16	<p>The development construction started at the Parkside Amenity site in Phase 3 this past summer. The phased construction is always related to dollars generated from phase 3 lot sales. Bad weather has created some delays. This first phase of construction will include re-grading the park and building the Crystal Lake. Infrastructure development (roads, drainage, utilities) must be complete before amenity structure work starts. The current projected plan is to have this area ready for member use in the Summer 2017. Based on sales next spring the developer will determine the start date of the new pool. The Developer's current estimate of a start date for the new pool is towards the end of 2017 with an opening date of Summer 2018. Additional land planning work for the northern section of Sandhill is necessary before further decisions are made regarding additional amenity plans, such as parking, tennis, pickleball, bocce ball, etc. Member feedback indicated that the BWB expansion be moved further down the priority list. Updating the current pool, finishing the crystal lake and then adding the new pool and park were moved to the top of the list, as they were felt more impactful for the members. The nature of land planning and development, with so many moving parts, weather disruptions, required permits and approvals, etc., doesn't lend itself to regularly scheduled updates. But, as construction plans and renderings are finalized, the developer will share them with everyone at Hampton Lake.</p>
11/6/16	John	Norton	<p>Is it possible for a homeowner to add solar panels to a home? Placement would be to the rear and not in view from the street or the front of the house.</p>	11/13/16	<p>HLCA's Rules and Regulations 8.14.1. states: Solar panels are permitted, subject to ARB approval, and should present an unobtrusive appearance when viewed from the street or lake. You can contact Gail Garbett, Hampton Lake's ARB Director, for specific guidelines before beginning your solar project.</p>

11/6/16	Barbara	Balzuweit	When leaving the amenity center and making a left turn into Hampton Lake Crossing , there is not a single speed limit sign until you get to the dog park and beyond. Consequently, a lot of speeding is going on in that stretch of the road.	11/13/16	Thank you for your LakeView submission. We are aware there are no posted speed limit signs from the amenity exit to the bridge. There are no appropriate places to install such a sign. We will have security monitor the area and also look into adding a speed limit posting to our current stop sign exiting the parking lot.
11/6/16	Mark	Woodruff	I realize that questions about the current speed limits have been brought up several times. I feel however that your answer this far is not in the best interest of the safety of the community. I have a 28 year law enforcement background. I can assure you that repeatedly changing the speed limit as you drive thru the community is a mistake. Not only does this confuse the motorist, it also encourages just chosing an average speed by the driver as they do not choose to vary their speeds. A 25 mph speed limit through out the community makes far more sense. The bigger issue in Hampton Lake is the number of drivers who choose to ignore safety and run stop signs or tailgate and pass. From the entrance of the community from Bluffton Parkway to the entrance of Phase 3 you currently encounter 7 speed changes. This is throughout a 3.25 mile section of roadway. If you dont want a 25 mile limit then pick one we can all live with and make it consistant.	11/13/16	<p>HLCA speed limits are based on the conditions of the road, including type of road, amount of traffic/congestion, turns/curves, hills. Reports from the Federal Highway Administration and other entities that study and monitor traffic safety contradict the notion that a single speed limit improves safety. On the contrary, variations in speed limits are recommended because the change serves as a signal to drivers that the road condition (e.g. congestion, hills, curves) requires a change in speed. You can view one such report at the following link:</p> <p>http://safety.fhwa.dot.gov/speedmgt/ref_mats/fhwasa12004/fhwasa12004.pdf</p> <p>Our rules require drivers to always operate their vehicles at a "safe speed" and obey traffic signs. While our posted speed limits are an indication of the maximum safe speed, road conditions, such as congestion, rain, darkness, deer nearby, etc., may dictate a speed slower than the posted speed limit. Thus drivers are expected to slow down when they encounter such conditions. HLCA encourages everyone to drive safely and stay alert.</p> <p>HLCA speed limits are based on the conditions of the road, including type of road, amount of traffic/congestion, turns/curves, hills. Reports from the Federal Highway Administration and other entities that study and monitor traffic safety contradict the notion that a single speed limit improves safety. On the contrary, variations in speed limits are recommended because the change serves as a signal to drivers that the road condition (e.g. congestion, hills, curves) requires a change in speed. You can view one such report at the following link:</p> <p>http://safety.fhwa.dot.gov/speedmgt/ref_mats/fhwasa12004/fhwasa12004.pdf</p> <p>Our rules require drivers to always operate their vehicles at a "safe speed" and obey traffic signs. While our posted speed limits are an indication of the maximum safe speed, road conditions, such as congestion, rain, darkness, deer nearby, etc., may dictate a speed slower than the posted speed limit. Thus drivers are expected to slow down when they encounter such conditions. HLCA encourages everyone to drive safely and stay alert.</p>

11/8/16	Myles	Schulberg	Can HL request that it be sanctioned as a polling place for HL residents? In fact it would be great if other Bluffton developments requested the same for their residents. My former development in Northern Virginia was so sanctioned. I ask because the existing polling place for HL also services a ton more developments making for a quite lengthy wait. If there is resistance to sanctioning a private development as a polling place or it requires a certain number of residents, can HL at least request of Bluffton more public polling places to split the many Bluffton developments into? The only saving grace in this past week's lengthy wait to vote was that the wait took place in nice weather which cannot always be counted on.	11/13/16	<p>According to our understanding of the state code (see http://www.scstatehouse.gov/code/t07c007.php) it is the Beaufort County Board of Elections that makes polling place decisions. The Lutheran church where we voted is listed as a "temporary" polling location for 7 different Bluffton precincts. Several precincts were added to this polling place for this election due the effects of hurricane Mathew on the Buckwalter Recreation Center. Most Beaufort County polling locations only have 1 or 2 precincts, with a couple that have 3 precincts. No precinct has more than 1 polling location. HLCA Phases 1 & 2 is in precinct 4C, along with May River Preserve, Old Miller Rd and Grande Oaks. HLCA Phase 3 is in precinct 2D, along with Lawton Station and at least 4 other communities and their polling location is the Pritchardville Elementary School. If there is a polling place within HLCA, other communities will need to have access to HLCA to vote unless precinct boundaries are changed. Given that there are several developments in Beaufort County that have polling locations within the development, it seems this is something the County will do if the population numbers support it.</p> <p>Typically, a polling place must meet certain requirements (e.g. population, ease of access, etc.) and follow procedures that comply with all associated state and federal laws in order to be so designated. If one or more members were to conduct the necessary research and submit a proposal that shows that Hampton Lake meets the requirements, management would be in a position to consider the request.</p>
11/10/16	Jamie	Williams	Curious about the back gate's "keypad". Can someone please explain how it works, and it's intention? Thanks!	11/20/16	The back gate key pad is mainly used to allow emergency, town, and other specific essential agencies access. In these instances instillation of bar codes are not feasible due to different vehicles being utilized. We currently have about seven codes issued. The use of these codes are recorded and periodically checked for abuse. If any irregularities are noticed the codes are changed.
11/13/16	Stacey	Loftis	With the epidemic of childhood obesity and lack of exercise among our youth, is it possible to allow 12 and up to use the machines in the fitness center only when accompanied by a parent? The YMCA allows teens to use the machines with their parents. I agree they shouldn't be in there on their own. I also agree that if the rule is broken they are not allowed back in. Definitive rules should apply. I believe there are a lot of teens in our neighborhood that could actually benefit from some bonding time with their parents in a healthy environment. As a community, we should be willing to encourage the health of our kids.	11/20/16	There are many opportunities for children in Hampton Lake to participate in exercise and healthy activities, including the pool, basketball, tennis, bicycling, kayaking on the lake, and walking or running on our nature trails. Our staff hosts several children's programs throughout the year, such as the Kid's Camp and Teen Kayaking. However, due to insurance and liability issues, HLCA Rules and Regulations (4.2.10) prohibit use of the Fitness Center for children under sixteen, except in the case of a specific age-specific program hosted by the fitness center staff. Children between the ages of 16 to 18 may use the Fitness Center with written parental consent provided to the fitness staff and the Hampton Lake General Manager.

11/13/16	Myles	Schulberg	In the large dog park, I suggest the replaced fence that is lying on back of the tree ball resulting from the hurricane be removed. It is rusted out with sharp edges exposed and an accident waiting to happen what with dogs running around. Also, is there any idea when the tree ball, itself somewhat dangerous, will be removed? Thank you.	11/20/16	By the time members read this, the fence will have been removed. The root ball, however, is a bit more problematic to remove. Due to its size and weight, removing it will require specialized machinery that is not readily available at this time. Instead, we are looking at other options, including burying it in its original spot and grinding down the stump. We don't have a firm date on this as we are still looking at options.
11/18/16	Ed	Underriner	Is the traffic circle at the entrance (near Benton House) specifically part of Hampton Lake, or is this a general usage section of roadway? If the former, how is access to/from the forthcoming apartments/condos, as well as Benton House, justified? If the latter, will there be another entrance off Bluffton Pkwy to accommodate the increased traffic from the apartments/condos?	11/27/16	The road from the Bluffton Parkway entrance to the sales office is a shared entry road owned by the Hampton Lake Road Association. Hampton Lake Community Association (HLCA) has a 50% interest in the HL Road Association, and the other 50% is shared by the Benton House and SEDA, the developer of the apartments on the Resort Tract. At some point in the future, HL Community Association is planned to have another primary entrance off of Bluffton Parkway in the area of the River Ridge Academy entrance. Timing of the future entry is dependent upon both market conditions (e.g. sales in phase 3) and ultimately, the future development plans of the northern Sandhill Tract.
11/20/16	Bruce W.	Bowe	I like to suggest that the faculties consider a large jacuzzi. This would be well receive by active pool members as well as occasional pool members. I realize we have a therapeutic pool, however its inside and a 1/4 mile from the Phase 3 location.	11/27/16	Thank you for your suggestion. However, member feedback collected in focus groups sponsored by the developer revealed that a large hot tub/Jacuzzi was not a high priority. Member feedback indicated that an additional pool in phase 3 was more desirable.
11/20/16	Deb	Davis	I believe at a Meeting signs regarding the presence of Alligators in our Lakes was discussed. I understood we would be getting a few signs posted in particular near the beach area and at the front gate. As folks visit or move in, it is clear they don't necessarily know not to feed the gators. The incident at Disney World is unfortunately an example of this lack of communication. Where are we with the signs ?	11/27/16	We have ordered three signs to warn against swimming and feeding the alligators. They are scheduled to be installed this winter at the Outpost, Boat launch, and our kayak ramp. These are the three places where guests would have community access to the water.

11/20/16	Myles	Schulberg	For non-budgetary issues, all HL owners should be polled. This shouldn't be that burdensome as non-budgetary issues are minimal compared to budgetary issues which wouldn't fall under this recommendation. Presently, non-budgetary issues are decided by a handful of people and appear set in stone to where reasonable suggestions for changes are rejected. We owners pay dues and our preferences should be reflected in such decisions. Examples of non-budgetary issues include one versus two speed limits in HL, the holiday gifts being disbursed in equal 25% allocations to HL's four recipients (Office, BWB, Fitness, and Security) versus the gift givers allowed to allocate the percentages of their gift, and incorporating more transparency in the filling of committee slots. Granted, periodic surveys have been and should continue being taken to gauge owner views on issues, but when surveys close new issues emerge and new owners come on board. More democracy in decisions fosters greater acceptance.	12/11/16	<p>Member feedback is an important part of the decision making process here at Hampton Lake. As you point out, members are formally surveyed periodically. Considerable effort is made to focus on the items raised in the formal surveys; the advisory committees and management use this data to make recommendations and guide many decisions. Additionally, the owner members of the board of directors and the advisory board routinely gather member feedback in an informal fashion, a process that includes soliciting feedback as well as cataloging feedback initiated by members. However, certain decisions and policies cannot be guided by opinion or majority vote. The speed limits are one example where safety, not preference, must prevail.</p> <p>The Hampton Lake Giving Fund (HLGF) is actually a perfect example of owners views and preferences being implemented. HLGF is fully managed by a committee of volunteers who devised a method to allow members to pool holiday gifts to staff without being subject to payroll taxes. HLGF is a 501(c)(4), a specific type of organization recognized by the Internal Revenue Service as a nonprofit and nontaxable employee welfare organization. As an organization separate from the HLCA, it has its own board of directors consisting of Hampton Lake members and is totally independent from HLCA. The funds are not disbursed in 25% allocations to each department, as noted in your comment. In actuality, the total amount collected will be divided equitably; pro-rated based on whether a staff member is full-time or part-time, and how many months he or she has worked at Hampton Lake in 2016. Members can opt to participate in the HLGF; those who wish to express their appreciation in a different way may do so. The filling of HLGF committee slots could not have been more transparent; the call for volunteers was made at two board of director meetings and was posted on the weekly Community Update newsletter for many weeks.</p>
11/27/16	Kim	Johnson	<p>With the increased population of not only residents...but also dogs...are there any plans to build a 2nd dog park in phase 3? We already have outgrown this one.</p> <p>Thank you!</p>	12/04/16	Phase 3 will have additional park areas where dog owners will be able to bring their dogs on leashes, as these areas will not be fenced in. There are no plans for an additional fenced-in dog park. The current dog park, which includes a large dog section and a small dog section, was designed to serve all of Hampton Lake and does not appear to be used to full capacity. Except for a short period in the mornings and again in late afternoon, the dog park is empty, or nearly empty, for most of the day.
11/28/16	Bernadette	Almasy	Who is responsible and what is the process for having courtyard circles and eyebrows landscaped and maintained?	02/04/16	<p>HLCA official policy has been not to landscape the cul-de-sac circles until home construction is complete (or close to complete) because of contractors routinely driving across the islands. However, initial landscaping is mixed because some residents chose to pay to have their cul-de-sac islands landscaped because they didn't want to wait (e.g. Lakewood and Anchor Bay); and in some cases builders paid (e.g. Weldenfeld paid for Heartwood Court, Dream Finders paid for the end of Hampton Lake Drive.) If residents want to pay to landscape the island on their street, they need to submit a plan to the ARB for approval prior to doing any work.</p> <p>The Property Transfer Committee is considering listing the island landscaping as "unfinished developer responsibility" as these islands are part of the common property being transferred.</p>

11/28/16	Ted	Shankle	<p>Please provide what the total Dollar amount of delinquent HOA fees and a break down of the number of owners delinquent, and the number of builder delinquent, and other (if such).</p> <p>If any HOA fees are over 90 day delinquent please advise what the association BOD is doing to collect the fees.</p> <p>Thank you</p>	12/04/16	<p>Information detailing the number of owners delinquent on their dues, as well as the collection process, is posted on the HLCA website and readily available to all members.</p> <p>The most current information, as of the end of the third quarter 2016, can be found on the last page of the HLCA 3rd Quarter Detailed 2016 Financial Reports. (Click on HLCA, BOD Minutes & Financials, scroll to View the HLCA 3rd Quarter Detailed 2016 Financial Reports HERE)</p> <p>Accounts Analysis # of Owners \$ Amount % of Owners Owners with no dues balance 491 - 53.7% Current 335 \$188,329 36.7% Insignificant Amounts 5 \$2,007 0.5% Payments in transit 1 \$1,619 0.1% Reminders 40 \$22,228 4.4% 60 Days 6 \$4,444 0.7% 90 Days 25 \$42,974 2.7% Payment Arrangements 2 \$4,133 0.2% Dispute - - 0.0% Demand Letters 4 \$6,876 0.4% Liened 3 \$15,683 0.3% Lien Requested 1 \$1,719 0.1% Default Judgment 1 \$16,855 0.1% Foreclosures - - 0.0% Pending Sales - \$0 0.0% Chap 7, 11 & 13 Bankruptcy - \$0 0.0%</p> <p>Of the 25 owners 90 days past due, 19 are builder-owned. Synergy is 90 days past due on 8 lots, and Brenda Matthews in Accounting is working to get full payment to bring them current. Pulte's past due payment on 11 lots was processed last week and they are now current.</p> <p>The process for collection of past due account accounts is detailed in the HLCA Rules & Regulations, also on the web site. (Click on HLCA Docs, scroll to Hampton Lake Community Association Rules & Regulations.) Here is the process, as per Chapter 2.2:</p> <p>2.2.3. The Member's account may be charged an Administrative Fee of 1 ½% per month on all unpaid balances carried forward from the previous month-end. This charge is computed and assessed automatically by the accounting system.</p> <p>2.2.4. The first statement which indicates an account is not current will trigger a reminder notice that the account is past due on the statement.</p> <p>2.2.5. On the next statement date, the Member's statement is accompanied by a letter (60-day letter) advising the following actions may be taken:</p> <ul style="list-style-type: none"> • The account remains past due and the Administrative Fee has been charged. • All Hampton Lake Member privileges (including amenity use) could be suspended. <p>2.2.6. On the next statement date, the Member's statement is accompanied by another letter (90-day letter) advising the following actions will be taken:</p> <ul style="list-style-type: none"> • The account remains past due and the Administrative Fee has been charged. • All Hampton Lake Member privileges (including use of the amenities) are suspended. <p>2.2.7. On the next statement date, the Member's account is now 120 days past due. The</p>
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					<p>statement will be mailed to the owner and the following actions will take place.</p> <ul style="list-style-type: none"> • The Member's account will be forwarded to Hampton Lake's Attorney to send a formal demand for collection. The firm will also initiate a "Title Search", and subsequently placing of a "Lien" on the subject Property. Additionally a personal judgment may be sought and if obtained filed with the Court for the full amount due. • The Member's account will be charged for all related attorney's fees relating to the collection of this matter.
11/28/16	Bruce W.	Bowe	<p>I like to follow up to your answer to my question regarding a Jacuzzi for Phase 3. Most large pools have a Jacuzzi associated with the facilities. To have a focus group that had to choose between a large pool or a Jacuzzi appears to have the developer's wallet as the main focus. This should be polled again using a question that would be fair and balance.</p>	12/04/16	<p>The focus groups did not ask members to choose between a large pool or a Jacuzzi; members were asked for feedback on each. The hot tub/Jacuzzi was greeted with very little support, and several members were very strongly against it. The new pool, however, was enthusiastically received, with no opposition at all. Perhaps some background on the phase 3 planning and the focus groups will help to clarify.</p> <p>During March and April of 2015, the developer sponsored a series of focus groups to get member feedback on the conceptual plans for the phase 3 amenities and enhancements to the current amenity center. The purpose of the focus groups was to conduct market research about what features and amenities would be desirable to potential new members; the idea being that current members were representative of the prospective market. Following a series of small group meetings, all members were invited to preview and comment on the conceptual plans. None of the meetings involved a poll, a vote. However, given the lack of enthusiasm for a Jacuzzi/hot tub, there are no plans to include one at this time.</p> <p>The developer has been clear about funding for the phase 3 amenities: \$7000 from each lot sale is set aside for amenity development; timing is contingent on lot sales.</p>

12/4/16	Ada	Isherwood	I understand that our " therapy" pool has been out of service for a few months. Any reason why it has not been repaired. Thank You	12/10/16	The status of the hydrotherapy pool was discussed during the community update at the November 18 Board of Directors Meeting. The meeting minutes, posted on the HLCA website, state the following: "The hydrotherapy pool has been temporarily closed. Our dehumidification system has reached its useful life span. The proposed estimate to replace this specific unit is \$56,000. Our property transfer committee is currently finishing a report which may have design information as well as responsibility implications. This report should be completed in the next few weeks. We will advise the status of the hydrotherapy pool once we have some more information and decisions."
12/4/16	Myles	Schulberg	It was disappointing to learn that despite how uncomfortable it is to sit in the dog park kiosks between late Spring and early Fall given the heat and bugs, fans are unable to be installed due to lack of an electrical source (the nearby street light pole is not HL"s to tap into). That said, would it be possible for solar panels to be installed on the roofs of the kiosks together with fans powered by solar energy? It was a initial design flaw not installing fans in the dog park kiosks as they are installed in the Outpost kiosks and adult pool cabanas. Fans in the dog park kiosks would eliminate uncomfortable conditions for dog park users and would be a selling point for potential HL buyers.	12/10/16	Thank you for your suggestion. While noting that only 2.2% of members were "dissatisfied" with the dog park in the last member survey, this suggestion will be considered for the 2018 budget, along with other priorities and recommendations.
12/5/16	Ted	Shankle	Thank you very much for the through answer regarding delinquency processing. It is very clear as to the process and the ramifications when a member is delinquent with their fees. It is not clear as to the ramifications when a builder or the developer is delinquent. Is there a separate policy regarding delinquent fees for the builders or the developer?	12/10/16	The policy and procedures for collecting fees from owners who are delinquent on the dues is the same for builders and individual owners. The developer does not pay dues on unsold lots, therefore there are no developer delinquencies.
12/5/16	Darice	Ahrnsbrak	What is the schedule for replacing the heater (or changing to a heater/cooler) in the large pool? Last spring it was stated that waiting until the off-season would be cost-effective. Could you direct me to where this expense is shown in the budget? Thank you.	12/10/16	Based upon a \$30,000 quote from our pool contractor, we were planning to install 3 electric heat pumps in January to regulate the temperature of the pool. The idea was a heat pump will not only allow the pool to be heated during the early spring, it will allow for cooling of the water in the hot summer months. The \$30,000 cost of the heat pump is part of the \$64,328 budgeted for capital improvements/replacements on the Actual to Budget Summary 2015 – 2017. To view the budget summary, click HERE . However, the pool contractor has recently informed us that the equipment vendor misunderstood the requirement and undersized his quote. Our pool will require 15 heat pumps. The current plan is to repair the propane boiler before the spring to heat the pool.

12/11/16	Joseph	Sobowicz	Over almost 7 years I have been living at Hampton Lake I have seen the hydrotheraphy pool broken down in some way quite often. Now I am told that it is an expense that HL may not be willing to undertake and repair and may just fill in the hole and us the area for something else. The hydrotheraphy pool was a factor in my decision to move to HL so this is quite disturbing to me. I have lived in other places where the breakdown rate is nowhere even close to here at HL. Is it possible the builder/developer did not accurately configure the hydrotheraphy pool correctly and if so, shouldn't he bear the responsibilty to bring it up to par so as not to have the frequent breakdowns and costs to the community and more importantly to keep our hydrotherapy pool in good working order and not just fill in the hole..	12/18/16	As indicated at the November 18 Board of Directors Meeting (please see the meeting minutes here) as well as in previous LakeView responses, no decisions have been made regarding the future of the hydrotherapy pool, including the timing of repairs. There are multiple issues at play that will determine the final outcome, including the ongoing Property Transfer process.
12/12/16	Tom	Catalano	I wanted to comment on a question from last week concerning the pool heater. My opinion is we should be taking a long term view of what the best option is for the community. It sounds like the propane unit is at the end of its useful life, so we could find ourselves in the same situation this time next year. Use of the pool during the summer months would be much more enjoyable if we had a heat pump system, especially considering the algae build-up that occurs during weeks of extreme heat. My understanding is that heat pumps cost less than half as much to operate versus a propane heater. They're also "green", which means we might be eligible for some form of incentives. Based on the original quote it sounds like the units are \$10,000 each, or a total of \$150,000? I agree that number causes sticker shock, but I'm guessing we could get a better quote. Quick, back of the envelope math, says this might be around \$120 per owner, or \$10 per month if we approved a special assessment.	12/18/16	Thank you for your suggestion. We are continuing to pursue other quotes so that heat pumps can be considered along with other budget priorities when formulating the 2018 budget. However, we don't have plans for any special assessments. Historically, the Board has been opposed to special assessments and based on results in a member survey that was conducted in 2014, members appear to be strongly opposed to special assessments.

12/11/16	Scott	Pok	I don't know the root cause for the pool heater failures, but my perception has been that it has experienced many operational challenges over the last four years. Will the future pool be heated, also? Given the future pool's more simplified rectangular design it should be more cost effective and perhaps more reliable to operate. Maybe one shoulder-season pool sized properly for swimming laps, water aerobics, .. etc. is sufficient? Thank you, Scott	12/18/16	Thank you for your suggestion. Details about the new pool in Phase 3 have not been finalized as yet. Your suggestion of heating the new pool to extend "lap swimming" season has been passed on to the Declarant.
12/18/16	Tom	Catalano	Just wanted to say kudos to the people who organized the Christmas Boat parade, and to the participants. It was our 1st and we found it to be a very enjoyable community event and a great way to meet more of our fellow neighbors. I would also like to say the staff at Backwater Bills did a great job. We had a large group and we all enjoyed the cocktail hour and our meal, and the staff seemed to have everything well organized.	12/25/16	NA
1/1/17	Al	Bennett	<p>1. What are the near-term, mid-term, and long-term forecasted schedules and costs for Lake dredging?</p> <p>2. What are the Lake shoreline, depth, and depth contours in the approved design and construction plans and specifications for Hampton Lake?</p> <p>3. What are the Lake shoreline, depth, and depth contours in the as-built approved design and construction plans and specifications for Hampton Lake?</p> <p>4. What are the current Lake shoreline, depth, and depth contours? How do they compare to (1) the approved design and construction plans and specifications and (2) the as-built approved design and construction plans and specifications?</p>	01/08/17	Lake dredging is based upon evaluated and measured need, so there isn't a specific schedule to dredge in the near, mid or long term. However, funds are accrued and placed in reserve so that HLCA will be able to support long term dredging requirements. The Capital Reserve Study conducted in 2014 recommended \$1.73 million for lake dredging at various times over the thirty years covered by the study. The Capital Reserve Study is available on the HLCA web site under the HLCA Docs tab. HLCA's lake management contractor, Quality Lakes, performed lake mapping services in the fourth quarter of 2014 to establish a baseline at that point in time. This lake contour map is available on the HLCA web site under the "HLCA Docs" tab. The next lake mapping service is tentatively scheduled for 2018. Comparing the two lake contour maps will assist in projecting when and where dredging projects will be needed. The original design of the lake was for varying depths and contours, but with a general nominal depth of 8 feet, with some locations deeper and some shallower. The 2014 lake mapping shows this to be the case. To better understand the geography and the history, members can find the Hampton Lake Site Plans on the HLCA Docs tab of the LCA website. This document shows the lake shoreline history from the 2007 Master Plan to the changes planned by SEDA on the Resort tract in 2017. The design and construction plans, both the original plans, as well as any changes, are submitted to the Town of Bluffton for approval.

1/2/17	AI	Bennett	<p>According to the Chapter 11 Confirmed Plan, the Developer was to transfer the Lake to the Lake Maintenance Corporation by the end of 2015. "Additionally, the Debtor will transfer the 165-acre freshwater lake to the Lake Maintenance Corporation free and clear of any liens, claims or encumbrances in accordance with applicable covenants at the end of the Plan term." The provisions of a confirmed Chapter 11 Plan legally bind a debtor.</p> <p>1. Was the Lake transferred to the Lake Maintenance Corporation (LMC) by the end of 2015? If not, why? What is the status of the transfer? What is the Plan of Action and Milestones for the transfer?</p> <p>2. Who are the Directors of the LMC Board? Who are the Officers of the LMC? Who is the Manager of the LMC? What are their formal and informal contact information?</p>	01/08/17	<p>Title to the lake was formally conveyed to the LMC in August 2016. The timing was a function of a number of factors, primarily finalizing the plats, as well as amendments to be made to the LMC covenants, and working through this with Southeastern Development Associates (SEDA), which was a relatively new entity involved in the LMC. LMC Directors are John Reed, Stacey Garbett, Erik Olson, Fred Chitty and Bobby Thomas. LMC Officers are President, Fred Chitty; Vice President, Pratt Reed; Secretary, Stacey Garbett; Treasurer, Brenda Matthews. LMC Manager is Bryan Rhame. You can reach the LMC Secretary by writing to LMC c/o Reed Group, Attn: Stacey Garbett; PO Box 23767; Hilton Head, SC 29925 or by email at sgarbett@reedgroupsc.com</p>
1/2/17	AI	Bennett	<p>1. What does the Organizational Chart showing structure, relationships (internal and external entities, including the HLCA and HL property owners), and relative ranks look like for the Lake Maintenance Corporation (LMC)?</p> <p>2. Is there a multi year pro forma budget for the LMC forecasting revenue and expenditures? If not, why? If so, will that budget and associated financial statements be posted to the HLCA member Website just as the financial statements for HLCA are posted? If not, why?</p> <p>3. What is the schedule and place for future Board meetings for the LMC?</p>	01/08/17	<p>The Lake Maintenance Corporation (LMC) was created to perform the joint maintenance responsibilities of the lake. As there is no hierarchy or layers of management, no organization chart has been necessary. The LMC Treasurer does not keep a multi-year pro-forma budget because the budget is relatively simple and driven by maintenance contracts. The covenants for the LMC is posted on the HLCA website; the covenants contain detailed information about the roles and responsibilities of the LMC. Web site improvements in 2017 may include a section for LMC documents such as the LMC financial statements and board meeting minutes. No LMC Board meetings have been scheduled as yet for 2017. The LMC Board meetings are typically held in the Reed Group conference room.</p>

1/4/17	AI	Bennett	<p>The \$12,000 Replacement Reserve Report FY 2014 prepared by independent, nationally recognized experts Peter Miller and James Dodson of Miller-Dodson Capital Reserve Consultants forecasts dredging every 10 years, starting this year, 2017, and in 2027 and 2037 at a cost of \$576,680 for each of those three years. (Replacement Reserve Inventory – Page B7, Projected Annual Replacements – Pages C5, C15 and C25)</p> <p>The following is a Lake maintenance and dredging related key point made in the Report (Condition Assessment – Page D4): Because of the significant cost of dredging and establishing the correct reserve contribution, it is recommended that the Association undertake studies to refine the assumptions we have had to make with more information and estimates developed by a professional in this field.</p> <p>Has the Association performed the Report Lake maintenance and dredging recommended studies? If not, why? If so, will the studies be posted to the HLCA member Website? If not, why?</p>	01/15/17	<p>The HLCA Capital Reserve Study (available on the HLCA web site) serves two important purposes, (1) to identify the life expectancies and projected replacements of Hampton Lake common property, and (2) make recommendations regarding expected replacement costs so that the board and management can adequately plan and accrue reserves to pay for the replacements. The replacement reserve inventory (which is on pages B1 – B34, page B7 focuses specifically on the lake) provides a detailed list of the items that will need to be replaced and a forecast as to when the replacement may be expected. This inventory is grouped by amenity (e.g. the lake, the fitness center, etc.) The Projected Annual Replacements section (pages C1 – C34) lists the items according to the year they are projected to be replaced. However, these are projections; they are not meant to be the actual dates that an item is replaced. As Miller-Dodson noted on page C1, “Actual experience in replacing the items may differ significantly from the cost estimates and time frames shown because of conditions beyond our control. These differences may be caused by maintenance practices, inflation, variations in pricing and market conditions, future technological developments, regulatory actions, acts of God, and luck.”</p> <p>Miller-Dodson further recommended, on page D4, that HLCA “Survey the ponds to establish the current profile of the bottom. After five years of operation, have the pond re-surveyed to establish new depths to determine the local siltation rate. This will establish the frequency required for periodic dredging.” Our lake management contractor, Quality Lakes, was engaged to perform lake mapping services in the fourth quarter of 2014 to establish a baseline at that point in time. This lake contour map is available on the HLCA web site under the “HLCA Docs” tab. The next lake mapping service is tentatively scheduled for 2018. When the next lake map is completed, the LMC will then be able to compare the two and determine if, when, and where dredging may be needed. Also in accordance with the Miller-Dodson recommendations, reserves are being accrued each year to pay for future lake dredging, as well as other capital replacements.</p>
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1/4/17	AI	Bennett	<p>The following are a couple Lake maintenance and dredging related key points made in the \$12,000 Replacement Reserve Report FY 2014 prepared by independent, nationally recognized experts Peter Miller and James Dodson of Miller-Dodson Capital Reserve Consultants (Condition Assessment – Page D4): (1) Water quality is usually negatively affected by increased siltation and debris accumulation and (2) As a rule of thumb, dredging should be performed when approximately one-third of the volume of the lake has been filled with silt.</p> <p>What volume of the Lake has been filled with silt? What was the original depth of the Lake? What is the siltation rate? What is the current depth of the Lake?</p>	01/15/17	<p>HLCA's lake management contractor, Quality Lakes, performed lake mapping services in the fourth quarter of 2014 to establish a baseline at that point in time. This lake contour map is available on the HLCA web site under the "HLCA Docs" tab. The next lake mapping service is tentatively scheduled for 2018. This is in accordance with the recommendations made by Miller-Dodson, also on page D4, which states "Survey the ponds to establish the current profile of the bottom. After five years of operation, have the pond re-surveyed to establish new depths to determine the local siltation rate. This will establish the frequency required for periodic dredging." Comparing the two lake contour maps will assist in determining the volume of the silt and in projecting when and where dredging will be needed. The original design of the lake was for varying depths and contours, but with a general nominal depth of 8 feet, with some locations deeper and some shallower. The 2014 lake mapping shows this to be the case.</p>
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1/7/17	AI	Bennett	<p>What are the specific requirements and process according to (1) applicable Governing Documents, (2) the Chapter 11 Confirmed Plan and (3) current South Carolina case law for transferring the Lake to the Lake Maintenance Corporation (LMC)?</p> <p>(The timing/status of the Lake transfer to the LMC was addressed in a previous LakeViews submission.)</p>	01/15/17	<p>The applicable Governing Document regarding the lake is the "Covenant for Joint Use and Maintenance at Hampton Lake". This document is available on the HLCA web site, under the HLCA Docs tab. On page 6 of this document, paragraph 3.2 "Conveyance of Property by Declarant" provides the rights of the Declarant to convey lake property to the Lake Maintenance Corporation (LMC) and to withdraw property from the LMC. Quoted here for convenience is paragraph 3.2: "At any time Declarant owns any property described in Exhibit "A", Declarant may convey to the Lake Maintenance Corporation, or assign the Lake Maintenance Corporation responsibility for, improved or unimproved real property located within the Buckwalter Planned Unit Development in Bluffton, South Carolina, now or to be located in the Community Association; The Lake Maintenance Corporation shall accept and maintain, operate and manage such property as part of the Area of Lake Maintenance Corporation Responsibility. The Lake Maintenance Corporation also shall perform, as a Lake Maintenance Corporation Expense, such obligations and responsibilities with respect as Declarant may assign in writing. In recognition of the fact that Declarant conveys real property to the Lake Maintenance Corporation at no cost to the Lake Maintenance Corporation, if conveyed in error or needed to make minor adjustments in property lines, Declarant, for so long as it owns any property described in Exhibit "A", may unilaterally amend this Covenant to add or withdraw property from its coverage and may require the Lake Maintenance Corporation to reconvey unimproved real property to Declarant or other persons."</p> <p>The Debtor's (i.e. Hampton Lake LLC) amended Chapter 11 plan filed on December 2, 2013 includes the following statement, "Additionally, the Debtor will transfer the 165-acre freshwater lake to the Lake Maintenance Corporation free and clear of any liens, claims or encumbrances in accordance with applicable covenants at the end of the Plan term." Bankruptcy Court documents are available to the public by using "Pacer" https://www.pacer.gov/. Title to the lake was formally conveyed to the LMC in August 2016. The timing was a function of a number of factors, primarily finalizing the plats, as well as amendments to be made to the LMC covenants, and working through this with Southeastern Development Associates (SEDA), which was a relatively new entity involved in the LMC. Case law, also known as common law, allows judges to render decisions based on the rulings of earlier cases. This is different from statutory law, which refers to the written law established by the legislative branch of the state or federal government. A review and written opinion of case and/or statutory law is best performed by an attorney. Your lawyer can provide legal guidance.</p>
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1/10/17	Al	Bennett	<p>Were soil or soil mixtures with a high clay content or other desirable properties used during development to provide structural integrity and to minimize erosion along the Lake shoreline of property owners? If not, why?</p> <p>Were there any Federal, including the US Army Corps of Engineers, State; County and/or Town requirements for the Developer to provide structural integrity and to minimize erosion along the Lake shoreline of property owners?</p> <p>What Lake related soils tests were performed during development?</p>	01/15/17	<p>The lake plan permitting process involved various agencies, including at the town, state and federal level. Since wetlands were involved, the Army Corp of Engineers had jurisdiction at the federal level. Soil with a high clay content was used wherever possible, in particular to provide structural integrity of the berms. All testing required by the approving agencies were performed. Members who are interested in the history of the construction of the lake can find many more details in "Hampton Lake: It's all about the Water", a written documentary of Hampton Lake history written by Hampton Lake members for Hampton Lake members, available at the Tackle Box.</p>
1/15/17	Tom	Nickles	<p>You have stated that the Lake is being transferred to the Lake Maintenance Corporation. Who are the owners of the Lake Maintenance Corporation? In other words who owns the Lake?</p>	01/22/17	<p>The Lake Maintenance Corporation (LMC) is the legal entity that holds the property title to 153 acres of the lake (the part contained in phases 1 & 2). The developer (i.e. Reed controlled entities) holds title to the portions of the lake in phase 3 (approximately 60 acres). There are 3 entities involved with the governance of LMC, the Declarant (i.e. Reed under various entities), Brightwater at Hampton Lake Owners Association, Inc., and Hampton Lake Community Association, Inc. Brightwater is currently comprised of two entities, Bluffton SLP LLC (aka Benton House) and Grand Oak Hampton Lakes LLC (aka SEDA, aka apartments). Funding LMC for the operation and maintenance of the lake is the responsibility of the Hampton Lake Community Association (83%) and Brightwater at Hampton Lake Owners Association (17%). Bryan Rhame is the General Manager of LMC. LMC remains under Declarant control (i.e. "Founder"). The Covenant for Joint Use and Maintenance at Hampton Lake, with its supplements / amendments are the applicable governing documents and are available on the HLCA web site.</p>
1/16/17	Linda	Diaz	<p>It has become increasingly dangerous to turn onto Bluffton Parkway from our entrance. Are there plans to have a traffic light installed? If so, how soon? Thank you.</p>	01/22/17	<p>Southeastern Development Associates (SEDA), the developer of the apartments currently being built on what was previously known as the Resort Tract, has committed to funding the installation of a traffic light. The exact timing has not been announced but it is expected to be done by third quarter 2017.</p>

1/22/17	Thomas	Catalano	Many of us will have friends and relatives visiting during the Spring Break period this year. Can we get an update on the plans to replace the pool heater in time for the Spring opening?	01/29/17	<p>With no unforeseen delays or issues, our goal is to have the pool heater repaired the week of February 6th. This will allow us the opportunity to test it several times before we start the pool-heating process. Weather permitting, we will start heating the pool on Friday, March 24th.</p> <p>With no unforeseen delays or issues, our goal is to have the pool heater repaired the week of February 6th. This will allow us the opportunity to test it several times before we start the pool-heating process. Weather permitting, we will start heating the pool on Friday, March 24th.</p>
1/22/17	Al	Bennett	A member for purposes of the South Carolina Nonprofit Act is a person granted a right by the articles of incorporation or bylaws to vote on a director or directors of the corporation or on issues which require the approval of the members of the corporation. The Lake Maintenance Corporation (LMC) is a nonprofit. Does LMC have members? If not, why? If so, who are the members?	01/29/17	Per the Lake Maintenance Corporation Articles of Incorporation as amended, the LMC is a SC nonprofit corporation with members. The members are as stated in the Covenant for Joint Use and Maintenance at Hampton Lake and its supplements and/or amendments (available on the HLCA web site for all members.) Chapter 2, paragraph 2.1, quoted here for convenience, states "Membership in the Lake Maintenance Corporation shall consist of the Community Association and the regime(s) or association(s) that constitute or represent the Other Lakefront Property Owners, if the Other Lakefront Property or any portion thereof is made subject to this covenant in the future by an amendment as provided in section 5.2, as evidenced by a recorded instrument executed by the applicable Other Lakefront Owner to that effect." On page 3 of the second amendment to this covenant it states "Whereas, HL Development LLC, Hampton Lake Community Association Inc., and Brightwater at Hampton Lake Owners Association Inc. are the members of LMC..."
1/23/17	Jerry	Lowry	Since the hydrating pool has been closed off and on for the past 3 years with no real resolution to the problem, would it not be the total responsibility for Reed Development to fix this problem at their cost? Is this not an amenity that helped sell many of his lots in Hampton Lake? What are you telling the new buyers about who will absorb this cost?	01/29/17	As indicated at the November 18 Board of Directors Meeting as well as in previous LakeViews responses during the month of December, no decisions have been made regarding the future of the hydrotherapy pool, including the timing of repairs. There are multiple issues at play that will determine the final outcome, including the Property Transfer process, which is still ongoing. We will advise the status of the hydrotherapy pool once we have firm information and decisions.
1/24/17	Al	Bennett	Who is the person responsible for stormwater management practices at Hampton Lake? Who is the person responsible for preventive maintenance of all stormwater management structures at Hampton Lake? Who is the person responsible for maintenance of stormwater management structure deficiencies and repairs at Hampton Lake?	01/29/17	Storm water management practices are carried out according to the permits from the Town of Bluffton; the town also performs monthly inspections. Bryan Rhame, the general manager for Hampton Lake Community Association and the Lake Maintenance Corporation, is the person responsible for implementing storm water management practices and overseeing the maintenance of the storm water management structures. Several different contractors are engaged to perform the maintenance and repair work. Gail Garbett oversees the weekly inspections of contractor silt fences and determines enforcement actions. Hampton Lake's storm water system performed in an outstanding fashion and as designed when heavily tested during Hurricane Matthew with over 18 inches of rain falling in less than 24 hours. Many owners, who witnessed our storm water system's performance first hand during Matthew, praised how well Hampton Lake fared after Hurricane Matthew, especially compared to locations around us. Owners publicly and privately praised and expressed gratitude to Bryan Rhame and to John Reed and his team, who designed and built Hampton Lake and its storm water management system.

02/01/17	Myles	Schulberg	Given that BWBs hosts an annual Marci Gras event, I'd like to suggest that BWBs likewise host an annual party for an equally if not more celebrated event, the Super Bowl, assuming that it's occurring on a Sunday evening/night is not a problem. A rented large screen TV in the Lakeview Room, with Meet Your Neighbors type food served and a cash bar would, I'm betting, draw a healthy crowd. But apart from taking my word, if there's any question whether it would be a sustainable event, perhaps a survey can be taken of interest by the residents. The event would not be until 2018. Consideration of this suggestion would be appreciated.	02/19/17	Thank you for your suggestion. The staff at Backwater Bill's, along with the Food & Beverage Committee and the Events Committee, have frequently discussed the idea of a Super Bowl party. There are several reasons why we have not hosted a Super bowl event in the past, including the understanding that so many of our members attend or host house parties that we felt that the event would not draw enough of a crowd to make the party sustainable. However, given the growth of the community, it is worth considering for 2018. Your suggestion, including the possibility of surveying members for interest, will be discussed by the Food & Beverage Committee, the Events Committee, and the staff of Backwater Bill's.
02/15/17	Walt	Wilkening	As you know, until 2016 the lots along the south side of Hampton Lake Crossing between the amenity center and the bridge crossing the lake were platted, approved and lot numbered (ample written and photographic proof available) for Coach Home completion. With the sale of the property to Logan Homes, the parcel that was scheduled for 10 Coach Homes (lots 1423 to 1433) was redesigned (lots 1423 to 1428 - with the loss of 4 future dues paying dwellings) to accommodate 6 single family houses. In addition, the fully landscaped Hampton Lake common property buffer next to the bridge, complete with a large magnolia tree and street light, was redesignated lot 1429 and also sold to Logan as a building lot although it was never previously designated as such. My question is: Who sold and profited by selling designated Hampton Lake common property (shown as such on every official sale map of Hampton Lake until late 2016) and why was it permitted to happen?	02/19/17	The lots you refer to are all developer lots with Logan being the first to purchase from the developer. There were some negotiations between Reed and Sabal on these lots, as part of the Chapter 11 close out, before Reed sold them to Logan. On the south side of Hampton Lake Crossing, between the slab and the bridge, the original plan was 14 coach homes (units 1420 to 1433.) Reed replatted these to 10 single family homes (lots 1420 to 1429) via the Town of Bluffton, which is the approving authority. At the same time, on Morning Line Court, Reed replatted 10 coach home units to 7 single family homes. The replatting was done on property owned by the developer and before the title of common property was transferred to HLCA. The replatting resulted in a total reduced density of 7 units. Because the coach home pads were not deemed marketable during the bankruptcy period, (these unsold properties had not produced any dues paying members since it was originally platted in 2006 and 2007) the property was replatted for single family homes in order to sell them prior to the court-approved bankruptcy deadline. This proved to be more conducive to actually getting something built on the property, and created the opportunity to bring in dues paying members. This change was discussed at various Board of Director meetings. The minutes of the January 14, 2016 Board of Directors meeting quotes Pratt Reed: "In the Coach Home area, we went from 24 Coach Home units to 17 single family lots, which are under contract with Logan Homes and scheduled to close by the end of the month. We have shared the preliminary plans that Logan has provided with the Coach Home HOA, but nothing has been submitted to the ARB yet." Revenue from sales of Developer lots flows to the Developer or during a Chapter 11, to the secured Creditor, in accordance with the Chapter 11 plan.

02/15/17	James	Jensen	I had sent separate emails to Gail Garbet & Fred Chitty regarding the small size of the 20mph road signs on either side of the approach to Fish Dancer along Hampton Lake Drive. I frequently walk from Waterview & cross the road to Fish Dancer with my dog to get to the nature trail. It is extremely hard, and can be dangerous crossing the road since you can not see the cars approaching Fish Dancer traveling towards Waterview due to the bend in the road at the intersection. You have to rely on hearing which can be difficult at best, especially when the traffic is speeding(quite often) Those signs are very small and do not give a noticeable notice of the speed change to 20mph. I recognize you do set up the flashing speed sign from the other direction which helps with that traffic speed temporarily. That can't be said from the opposite direction. Larger speed number(the numbers only portion) may be helpful in the rest of the community especially since there are multiple speed changes	02/19/17	Larger numbers on the signs are unlikely to slow drivers down, however, we will ask the Grounds & Facilities committee to research some type of warning sign to let drivers know that they are approaching an intersection where pedestrians are likely to be crossing. Members are encouraged to be cautious when crossing, particularly at the Fish Dancer intersection, where it hard to see oncoming traffic. Pedestrians at this intersection must be mindful of exactly where they cross to have a safe view of both directions when crossing from the sidewalk on Hampton Lake Drive to Fish Dancer.
02/19/17	Kim	Johnson	Comment regarding James Jensen's question regarding 20 MPH signs at Fishdancer and Hampton Lake Dr. I also find it difficult to cross there due to poor visibility. I suggest that the landscaping be pruned back...and bottom branches of tree removed to improve visibility. That would be more beneficial to pedestrians than extra signs. Thank you!	02/25/17	The landscaper has been instructed to ensure the foliage is kept cut back on the curves on Hampton Lake Drive, including the intersection at Fish Dancer Court. Pedestrians need to ensure they have a clear line of sight of approaching traffic in both directions before crossing Hampton Lake Drive
02/19/17	Deb	Hadley	Hurricane Matthew did a number on the nature trail area directly across from our home. Several trees fell into / across the lake and the debris was simply tossed into a pile adjacent to the nature trail as you round the lake bend from Harborage Court to the connector for Anchor Cove. Many of us have asked management about cleaning up this area and we've all received different answers. We'd like to know if there are plans to clean up this area and when we can expect to see progress. One of us was told that a dumpster would have to be brought in. From the way it looks to us, some elbow grease, chainsaws, and the utility carts that are currently used could be employed over several days to remove the debris. Thank you.	02/25/17	We have set priorities for the clean-up which includes tree removal, perimeter fence repair, any type of drainage repair and obstruction removal. Finally, anything that could cause future drainage problems will be removed and/or monitored. We have completed most of the fence repair and the huge drainage problem near Heartwood. We still have some sidewalk repair and sod work to complete in this area. Our next focus is the trees that could pose a problem with our weir system (the section you mentioned is a good example). We are in the process of having a dumpster situated to expedite this task and reduce labor costs associated with its removal. This plan of action is consistent with what we have communicated when asked about the clean-up. We thank you for your patience as we work to complete the task while being as cost efficient as possible.

02/26/17	Nancy	Cantor	<p>Regarding this amended rule:</p> <p>All exterior lighting must be off by midnight. Exterior security or safety lighting activated by motion detectors 24/7 are allowed (on after midnight only if activated by motion).</p> <p>What if you are not returning home until after midnight and have lights on for safety/visibility purposes but do not have motion detectors? Should you notify security in advance?</p>	03/05/17	The reason for the rule is two-fold. One is so that neighbors are not disturbed by the lights, and the second is to minimize light pollution. Members who want to have their lights on for when they return home after midnight may want to consider installing motion detectors so that the lights will go on when you return. Notifying security in advance does not exempt members from the rule.
02/28/17	Myles	Schulberg	<p>With respect to the lake debris broached at the 2/21 board meeting and partially blamed on homeowner recyclables, I suggest that the HL BOD and/or HL management on behalf of HL lobby the Town of Bluffton and/or Waste Management for larger lidded and wheeled recyclable containers. Perhaps other Bluffton sub-divisions presumably having similar recyclable litter problems can be enlisted to join in the lobbying. Lobbying requires horsepower and takes more than a single complaining homeowner. The present small, unlidded and unwheeled recyclable containers are inadequate given that the volume of many peoples' recyclables exceed the volume of their regular trash. Even when bagged, the recyclables often overflow the recyclable container. At my previous residence in Northern Virginia, Waste Management was also our trash collector, but they issued us lidded and wheeled recyclable containers identical to but somewhat smaller than the regular trash containers. This is not a foreign concept.</p>	03/05/17	This issue was researched previously by management. The Town of Bluffton contracts with Waste Management for trash and recycling pick up. Apparently the fees paid by the Town of Bluffton only include the receptacles currently in use. If enough members feel this is something that they want to lobby the town for, there is no reason why a member or group of members could not take the lead to pursue the issue with the town.
03/05/17	Bob	Foreman	<p>Catherine's weekly newsletter is very informative; however, it does not explain the nature of the "special events" announced by the small blue signs that are posted along the path to that event. It would be interesting to know "what's happening at the lake".</p>	03/12/17	The purpose of the blue "Event" signs is to help direct non-members to private events, such as weddings or other private parties for which our facilities have been rented. Since these events are not member events, they are not posted in the member newsletter.

03/05/17	Paul	Golden	Now that the new bridge and Flatwater Dr has been paved to the edge of the apartments site, there is only a 200 yard gravel segment that any car can drive into our community without any security fence/barrier to stop them (I just did it). I ask that an immediate temporary gate/fence be installed along with a remote camera feeding back to our security shack. This is a gaping hole in our community security.	03/12/17	The gravel segment you refer to is a utility maintenance easement across SEDA's private property. The developer has always planned to install a locked barrier gate at the end of Flatwater Drive. Although timing is partially dependent on approval from Bluffton Fire and EMS (they have to approve a locked gate to ensure emergency access) we expect this will be complete in about 30 days.
03/08/17	Darice	Ahrnsbrak	I have two questions about the back gate, which I think are especially relevant with the new outside construction scheduled to begin nearby soon. Some time ago at a meeting we were told that management was looking into activating the security camera there. Has this happened, or is there a timetable for it to be implemented? Also, when someone does not renew a front gate pass, is the accompanying back gate transponder sticker deactivated? I ask because I still see the occasional car with a green owner's pass and I wonder how that car is getting into Hampton Lake. I understand that members who live here part time may not renew until their next visit, but that is not the issue I'm addressing.	03/12/17	Currently we have not activated the camera system. We used the budgeted dollars to upgrade the system which was failing. We do plan to add the cameras this year. We will have security posted at the back gate during this month to ensure owners update their decals.
03/09/17	Peter	Bromley	<p>Just as we conduct member surveys every 2 years due to our ever-growing and ever-changing membership, I recommend that new focus groups be conducted before finalizing the various Phase 3 amenities options now being discussed and considered.</p> <p>While the initial focus groups conducted several years ago have been invaluable in forming preliminary concepts, the membership explosion and resulting change in our demographics the past 2 years should be reflected in the decisions that will be taken on our new amenities - be it parking, pools, restaurants, tennis and pickle ball courts, trails, parks, meeting space or whatever.</p> <p>Accordingly, I hope that new focus groups, with a wide range of member profiles, will be held.</p> <p>Thank you!</p>	03/19/17	Thank you for the suggestion. The developer is preparing to present the amenity plans to the membership at the Board of Directors meeting on April 6. According to the developer, "We have been actively working on finalizing plans and timing for the past year or so. I believe this new information will help answer a lot of questions as well as raise new ones. Member input is extremely valuable and by combining the information from the focus groups 18 months ago, the weekly emails we receive with personal input, the 40 years of development expertise and amenity planning that John Reed has, along with our continued market research, we are confident that the new plans will make the 'majority' of the members happy."

03/09/17	Myles	Schulberg	in follow-up to my last week's Lakeviews submission about the need for improved recyclable containers, I corresponded with the Town of Bluffton's "trash czar" and he advised that it has been an issue of general concern and will be broached with Waste Management upon renewal of the present contract that expires 6/30/18.	03/19/17	Comment published as is on 3/19
03/23/17	Rich	DelCore	<p>I don't know if this has been asked already, and I missed this. But when will the sidewalk be repaired near the villa's where the drainage construction was completed a number of weeks ago?</p> <p>It looks like only 3-4 concrete blocks need to be replaced, it is unsightly, and that is a turn where we don't want walkers, bikers in the road since it is a sharp turn during heavy traffic periods.</p> <p>Thanks</p>	04/02/17	The damage to the sidewalk occurred as a result of the heavy equipment used to repair the culverts that were displaced during Hurricane Matthew. We are waiting for information regarding the downed tree that is laying across the drainage system. Once we know if the tree can be cut up or must be fully removed, will we complete the repairs to the sidewalk to avoid any addition damage from heavy construction vehicles. Please use caution in this area until the necessary repairs can be completed.
04/05/17	Dianne	Horowitz	At today's meeting, it was mentioned that the Crystal Clear Lake could be as deep as 16 ft. in some places and that people could paddle board on it. My question is in regard to liability, do we need to have a life guard for safety reasons and if so, at whose expense? Also, what measures will be taken to prevent after hours use by children or others?	04/09/17	As with all of our amenities, use of the Crystal Lake will be at members' own risk. It is expected that people who use the Crystal Lake will do so responsibly and not venture into situations that they cannot safely handle, such as paddle boarding or wading into deep water if they cannot swim. Similar to using the pool, parents must supervise their children to ensure their safety. Although no lifeguard is anticipated, the cost would be at the expense of HLCA, similar to all other staff and labor costs.
04/10/17	Pam	Brotschul	Has any thought been given to a "3-way" STOP sign for the Fish Dancer intersection at Hampton Lake Drive?	04/16/17	A 3-way stop sign has not previously been discussed. Thank you for the suggestion. This suggestion will certainly be considered, along with other suggestions, such as a flashing light and/or other signage.
04/11/17	Dianne	Horowitz	Will the new hydrotherapy tubs be the walk-in type? I think many of the members who want to use this amenity may have trouble getting in and out of the tubs otherwise.	04/16/17	Work still needs to be done to identify the specific hydrotherapy tubs that will be installed, but at least one, if not both, will be the walk-in type.
04/17/17	Pam	Brown	Currently there is an Order Here" sign leaning against one of the columns at the Tower Bar. Many members are unaware that it exists. Could a sign be hung and dropped down from the ceiling that would be more visible? Also, could prepared snack items be made available to be sold during the afternoon hours while the pool is open, such as pretzels, ice cream bars, protein bars, etc.?	04/23/17	Thank you for your suggestion. We are going to try placing an additional sign in a more visible location which will direct members to the ordering station. Hopefully, this will help solve the problem. We are in the process of identifying a vendor for ice cream products that can be sold quickly and easily, so as not to create additional labor expense or slow down food and drink service. We are also working to identify snack items that can be made available at the pool. We hope to have these items available soon.

04/23/17	Jill	Langston	Is it possible to have a pedestrian crossing at the intersection of Hampton Lake Drive and Hampton Lake Crossing by the dog park?	04/30/17	Although crosswalks can be beneficial in directing pedestrians where to cross, marked pedestrian crosswalks, in and of themselves, do not slow traffic or reduce accidents involving pedestrians. A five-year study by the Federal Highway Administration of 1000 marked crosswalks and 1000 unmarked comparison sites found that on most roads, the difference in safety performance of marked and unmarked crossings is not statistically significant, unless additional safety features, such as traffic lights or crossing guards, are used. In certain situations, a marked crosswalk is likely to have worse safety performance than an otherwise similar unmarked location. It is thought that crosswalks give pedestrians a false sense of safety that leads them to cross without using adequate caution, and that many drivers are not aware that pedestrians have the right of way in a marked crosswalk, and they don't expect pedestrians to suddenly step into the road. Given that pedestrians crossing at intersection of Hampton Lake Crossing and Hampton Lake Drive near the dog park can easily see traffic coming from all directions, a crosswalk may do more harm than good.
04/25/17	Myles	Schulberg	First, Developer Reed's reply to the Transfer Committee Report was merely read at the 4/5/17 BOD meeting. Shouldn't it also be posted on the HL website as is the Transfer Committee Report? Second, restoration of the hydrotherapy pool to operating status at Developer Reed's expense, called for in the Transfer Committee Report, was omitted as a commitment in Developer Reed's reply and we now have a Hydrotherapy Pool Survey that only speaks to the options of HL property owner funding to restore the Hydrotherapy Pool to operating status or installation of two hydrotherapy tubs and a yoga room paid for from the Phase 3 amenity fund. Also omitted from Developer Reed's reply was completing the landscaping of fifteen partially landscaped cul-de-sacs called for in the Transfer Committee Report. His reply only provides for completing the landscaping of two cul-de-sacs. What justifies the omissions in Developer Reed's reply - his past bankruptcy? Finally, what are the HLCA's next steps?	04/30/17	As with all other letters related to the common property title conveyance process, the Declarant's letter to the PTC was read into the public record at the April 5th Board meeting. The minutes will be posted on the HLCA web site for all members to access. For the Hydrotherapy Spa, the Property Transfer Committee recommended an assessment, repair and redesign and installation of properly sized air conditioning, dehumidification system. The Declarant's letter to the Property Transfer Committee listed several reasons why he has instead chosen to convert one of the spa treatment rooms into a hydrotherapy room with two therapy units. The letter further states: "With regards to the current hydrotherapy room, HL Development would like to work with committee members and advisory board on a cost effective repurposing of this space." The declarant has stated that these changes (estimated to be around \$21,000) will come from his amenity fund, which is based on sales (\$7,000 for each phase 3 lot sold.) Although the developer funds the building of amenities through his amenity fund, HLCA funds the operation and maintenance of all amenities, including the hydrotherapy pool. The Declarant's responsibilities for maintenance of common property comes from his majority position on the Board, which means he has control over how HLCA funds are spent. The declarant was contacted to respond to your question. Here is the response received: "The current Declarant, HL Development LLC, is a different entity than the original Declarant, Hampton Lake LLC. Hampton Lake LLC is bankrupt. Hampton Lake LLC was responsible to the development of phase 1 and 2 until they were assigned as managers for the new owners, Sabal, through the bankruptcy court order. The court order also defined what was to be completed and paid for through the bankruptcy. The cul-de-sacs are completed to the approved court order and nothing further will be done by Hampton Lake LLC." The next step in the process is for the Property Transfer Committee to provide a response to the Declarant and the committee has stated that it plans to do so.

04/27/17	Mark	Woodruff	Why do we let contractors line up at the front gate blocking the entrance in the morning prior to the allowed contractor working hours? Some of us do work nights, and should not have our access to the community blocked for 15 to minutes because these vehicles are on hold until 7am. I should not have to drive 6 miles out of my way to use the back gate because contractors violate the rules and line up early. Security should not allow this to happen as they have lately on a regular basis. Why don't we post the hours and turn away violators?	05/07/17	Bryan Rhame met with our Security Supervisor on April 27 to emphasize the importance of preventing contractors from lining up at the gate before 7:00 am. We will find a solution or start fining them for blocking the entrance.
04/28/17	Al	Bennett	1. Specifically, how is the Declarant's written response to the Property Transfer Committee's report in the best interest of the Association? 2. What is the specific position and reasons and bases for the position of each individual Association Director and Officer for the Declarant's written response to the Property Transfer Committee's report? 3. What is the specific position and reasons and bases for the position of the Property Transfer Committee for the Declarant's written response to their Report?	05/07/17	The property transfer process is still underway. The next step is for the Property Transfer Committee to respond to the recent Declarant's written response. As each step in the process takes place, the written record will be shared with members as part of BOD meetings. The position of the Board is that the process needs to proceed and the written record be recorded at Board meetings.
04/28/17	Al	Bennett	1. What is the opinion about the Declarant's written response to the Property Transfer Committee's report of an attorney or law firm representing the interest of the Association and having widely recognized specific expertise and accomplishments in State community association law; no reservations or conflict of interest for litigation against (a) Reed Group, Hampton Lake, LLC, Hampton Lake Development, LLC, Reed Development Inc., Hampton Lake Realty or any related subsidiaries, affiliates, or entities, (b) Beaufort County, and (c) Town of Bluffton? Does the Association have an attorney or law firm with the aforementioned characteristics representing its interest? If not, why?	05/07/17	Neither the Committee, nor their attorney, has yet formed an opinion regarding the Declarant's written response. HLCA contracted with the law firm of Finger, Melnick & Brooks P.A. to assist the Property Transfer Committee to perform their responsibilities. This is a well-qualified firm with 17 employees, including five attorneys who practice Homeowner Association law. During attorney interviews, the attorneys were specifically questioned about any possible conflict of interest and the committee was assured that there was none. Regarding any implication that the law firm of Finger, Melnick & Brooks HLCA are in violation of the Rules of Professional Conduct by accepting legal representation where a conflict on interest exists, it is not within the scope, or ability, of the Committee to determine whether an attorney has a conflict of interest. Conflicts of interest are defined by the South Carolina Rules of Professional Conduct and enforced by the South Carolina Disciplinary Counsel and the Supreme Court. If you feel the law firm of Finger, Melnick & Brooks P.A. is in violation of rules you are free to file a complaint against them with the appropriate enforcement agencies.

04/28/17	AI	Bennett	What is the estimated cost to remedy or repair for all the issues identified in the Property Transfer Committee Inspection Report, including the Gary Freeman Architect, Inc. Study? What is the estimated cost to remedy or repair for each issue identified in the Property Transfer Committee Inspection Report, including the Gary Freeman Architect, Inc. Study? Do the aforementioned estimates exist? If not, why?	05/07/17	HLCA paid Gary Freeman Architect, Inc. \$19,955.28 for his inspection and report. The Property Transfer Committee has not completed their process and doesn't have cost estimates to correct the items listed in their report.
04/28/17	AI	Bennett	What is the opinion about the assignment of responsibility for each issue identified in the Property Transfer Committee Inspection Report, including the Gary Freeman Architect, Inc. Study, of an attorney or law firm representing the interest of the Association and having widely recognized specific expertise and accomplishments in State community association law; no reservations or conflict of interest for litigation against (a) Reed Group, Hampton Lake, LLC, Hampton Lake Development, LLC, Reed Development Inc., Hampton Lake Realty or any related subsidiaries, affiliates, or entities, (b) Beaufort County, and (c) Town of Bluffton? Does the Association have an attorney or law firm with the aforementioned characteristics representing its interest? If not, why?	05/07/17	The wording of this question makes it difficult to determine what is being asked, but we will repeat that HLCA contracted with the law firm of Finger, Melnick & Brooks P.A. to assist the Property Transfer Committee to perform their responsibilities. This is a well-qualified firm with 17 employees, including five attorneys who practice Homeowner Association law. Regarding any implication that the law firm of Finger, Melnick & Brooks HLCA are in violation of the Rules of Professional Conduct by accepting legal representation where a conflict of interest exists, it is not within the scope, or ability, of the Committee to determine whether an attorney has a conflict of interest. Conflicts of interest are defined by the South Carolina Rules of Professional Conduct and enforced by the South Carolina Disciplinary Counsel and the Supreme Court. If you feel the law firm of Finger, Melnick & Brooks P.A. is in violation of rules you are free to file a complaint against them with the appropriate enforcement agencies.
04/28/17	AI	Bennett	An important and costly Declarant issue identified in Gary Freeman Architect, Inc. Study that the Property Transfer Committee did not assign to the Declarant was paving failure on the secondary roads. Mr. Freeman's Recommendation - Declarant is a full width and depth removal be done on areas of the secondary roads with paving failures followed by patching that closely matches the texture and appearance of the existing road surface. Why wasn't the Declarant assigned responsibility for paving failure on the secondary roads?	05/07/17	In their report, the Property Transfer Committee assigned items to the Declarant that they believed to potentially be the result of poor design, defective construction or where the deterioration of the item was significantly worse than would normally be expected, i.e. equipment that failed prematurely.

04/28/17	AI	Bennett	Was any inspection for or identification of Lake design, construction and maintenance defects made in conjunction with the transfer of the Lake to the Lake Maintenance Corporation (LMC)? If not, why? If not, how is that in the best interest of the Association and consistent with prudent business judgement and due diligence of the Directors and Officers of the LMC?	05/07/17	The Lake was not part of the phase 1 & 2 common property title conveyance to HLCA, and thus was not part of the scope of the Property Transfer Committee's inspection.
04/28/17	AI	Bennett	Has all the Phase 1 and 2 common property, including property with design and construction defects and/or in need of repair, such as the Hydrotherapy Room, been transferred to the Association? When?	05/07/17	Title to all Lakeside amenity center common property was conveyed to HLCA in March 2016. This was reported for the record during the April 7, 2016 Board meeting. Title to the balance of phase 1 & 2 common property was conveyed in June 2016. This was reported for the record during the July 6, 2016 Board meeting. Minutes of both of these Board meetings are available on the HLCA web site.
04/28/17	AI	Bennett	From 2006 to the time of conveyance of title to amenities and common areas in phases 1 and 2 from the Developer in 2016, inclusive, what is the amount, total and for each year, the Association paid for property tax on the common phase 1 and 2 real property owned by the Developer? Is there anything in Community governing documents that specifically requires the Association to pay the Developer's property taxes? (e.g., The Association "shall" pay the Developer's property taxes.) Why did the Association pay real property taxes on common areas prior to the Developer transferring the property to the Association when the Developer, the owner of record, was responsible for common area taxes?	05/07/17	Per the Governing Documents, HLCA pays the expenses to operate and maintain the "Areas of Common Responsibility" which includes any property and facilities that the Declarant owns and makes available, on a temporary or permanent basis, for the primary use and enjoyment of the Community Association and its members. HLCA annual financial reports from 2010 to 2016 can be found on the HLCA web site. Amounts paid for taxes are included in these reports. Please also note that the Declarant paid substantial annual subsidies from 2006 to 2014 to fund HLCA operations, including any taxes paid. Subsidy amounts are in the financial reports on the web site.
04/29/17	AI	Bennett	This is a revision of a previously submitted question: But for the Developer holding title to the Community common phase 1 and 2 property beyond the end of 2015 in violation of the Chapter 11 Confirmed Plan, the Association would have qualified for a special property valuation incentive as a non-profit organization in 2016 and beyond that would result in a significant property tax savings. What is the total amount of the tax savings the Association was denied as a result of the Developer violating the Chapter 11 Confirmed Plan?	05/07/17	When the County grants a tax special evaluation to HLCA, the amount will be available to members.

04/29/17	AI	Bennett	<p>1. What was the total cost for outside experts that contributed to the Property Transfer Inspection Report? The services of Gary Freeman Architect, Inc. to produce a 229 page Study? The deed-related services of Finger, Melnick, and Brooks, PA to produce a twenty-one page limited title search report?</p> <p>2. Why and how was the law firm of Finger, Melnick, and Brooks, PA selected? Who was the final decision maker for the selection of the law firm? Who controlled the scope of work? It appears from the Website of the law firm that the main practice area is personal injury. (Terry Finger of the law firm is also the Town of Bluffton attorney.)</p>	05/07/17	<p>1. \$19,955.28 was paid to Gary Freeman Architect, Inc and \$10,556.50 was paid to Finger, Melnick, and Brooks, PA. 2. The Property Transfer Committee conducted research using several sources, including CAI (Community Associations Institute), to identify firms that practice Homeowner Association Law in South Carolina, then interviewed multiple firms and selected the firm of Finger, Melnick & Brooks PA using a consensus process. This is a well-qualified firm with 17 employees, including five attorneys who practice Homeowner Association law. In addition to reviewing the firms experience and reputation with HOA Law, the Property Transfer Committee also ensured that the firms had not represented the Declarant in any HOA litigation. The firm provided services as requested by the Property Transfer Committee.</p>
04/29/17	AI	Bennett	<p>1. Who paid for the landscaping on each of the 11 common area islands with finished landscaping? Declarant? Association? Individual neighboring owners?</p> <p>2. The Developer conveyed Waterview Court Common Area 3 and Common Area 4 to neighboring lot owners. What is the estimated value for each of those Common Areas? What is the Plan of Action and Milestones (POA&M) for the Board to address the issue of not having clear title to Common Area 3 and Common Area 4?</p> <p>3. What portions of the Community Governing Documents are inconsistent with existing State case law and impact property transfer and the requirements, responsibilities and duties of the Property Transfer Committee members?</p> <p>The outdated Governing Documents need to be revised in plain English to strictly and fully comply with current South Carolina case law. (The Community Charter was filed with Beaufort County in March 2006.)</p>	05/07/17	<p>1. Weldenfeld paid for Heartwood Court, Dream Finders paid for the end of Hampton Lake Drive, Lakewood Court and Anchor Bay were paid for by residents. Hampton Lake Drive at the entry were paid by the Developer, there is no record of who paid for Mooring Line Place, Harborage Court or Fording Court. 2. All the "common property" conveyed to HLCA was the property that remained from the original property conveyance to the developer after the developer had sold property (e.g. individual lots) to others. The property identified as "common area 3 & 4" in the PTC report were two narrow strips of land between the street (Waterview) and the lake for a fence and private gated entry to lots at the end of Waterview Court. Details can be found on page 64 of the book "Hampton Lake: It's All About the Water", available for purchase in the Tackle Box. Common areas 3 & 4 were conveyed to two different lot owners years ago and are not HLCA common property. For example, a simple search of Beaufort County records reveals "common area 3" was combined with lot 658 in August 2010 and conveyed to its current owner. As this property does not belong to HLCA, there is no action for the Board to take. 3. The Governing Documents provide that where there are conflicts between the governing documents and the law, the law prevails. Thus there is no need to change the governing documents. The Property Transfer Committee was provided information on changes to the common law related to property transfer by legal counsel.</p>

04/29/17	AI	Bennett	<p>1. Did any Property Transfer Committee members or any outside, independent experts examine maintenance records to determine if defects are a result of design, construction or the lack of proper maintenance? If not, why?</p> <p>2. Does the Association have a comprehensive formal maintenance program? A Maintenance Plan and associated maintenance records that include a list of all known re-occurring problem areas, action taken to correct them, and the history of the problems? If not, why?</p>	05/07/17	<p>1. Gary Freeman Architect, Inc. examined all documents he felt necessary to perform his responsibilities to conduct the common property inspection and write his report. 2. HLCA's General Manager is responsible for ensuring required maintenance of HLCA common property is performed.</p>
04/29/17	AI	Bennett	<p>1. Did any Property Transfer Committee members or any outside, independent experts examine documents, design plans and specifications, product manufacturer's instructions, drawings, warranties, and contracts for roads, bridges and drainage to determine if the roads, bridges, and drainage were constructed according to the design plans and specifications and product manufacturer's instructions and whether the design itself is adequate and to determine which party has responsibility for any problems? If not, why?</p> <p>2. Did any Property Transfer Committee members or any outside, independent experts examine the contract for the recent asphalt overlay paving of the main roads in 2015 examined (Request for Proposal [RFP] components: Statement of Work [SOW]; design and construction specifications; drawings; performance specifications; acceptance criteria; bidding instructions; warranties; evaluation factors for contract award.)? If not, why?</p>	05/07/17	<p>1. Gary Freeman Architect, Inc. examined all documents he felt necessary to perform his responsibilities to conduct the common property inspection and write his report. 2. Gary Freeman Architect, Inc. examined all documents he felt necessary to perform his responsibilities to conduct the common property inspection and write his report.</p>

04/29/17	Al	Bennett	<p>1. Have Community roads and bridges been designed and constructed to meet actual operational requirements (not Developer and County/Town negotiated standards) of the high volume traffic loading and repetitions of heavy wheel loads - excavating equipment-hauling, log-hauling, building materials-hauling, forklift, dump-body and cement-hauling trucks weighing 60,000 pounds plus?</p> <p>2. Does a valid engineering study, analysis, or report with engineering calculations exist that shows as well as trips from resident private vehicles, the thickness and materials design and construction of the Community main roads and overlay fully account for the actual high volume traffic loading and repetitions of heavy wheel loads from commercial vehicles?</p> <p>3. What is the Plan of Action and Milestones (POA&M) for studying and solving the problems with approach ramps to the three vehicular bridges?</p>	05/07/17	<p>1. HLCA roads were built to meet all South Carolina and Beaufort County requirements.</p> <p>2. HLCA management is not aware of such a report.</p> <p>3. The problem has been identified as normal expansion and contraction at the joints at the road/bridge interface. They have been repaired and will continue to be maintained, just as we maintain all of our common property.</p>
04/30/17	Thomas	Whitmore	<p>I am very disappointed in the way the hydro pool survey is worded. I stopped using the pool eons ago because it was never available so any issues regarding how often I used it is insulting. I need the pool and will evidently have to go elsewhere to use one. Also why is the question asked regarding my willingness to pay large sums of money to fix/maintain the pool asked and the issue of why Reed is not going to pay for bringing it up to par in a manner that won't require big bucks to maintain avoided?</p>	05/07/17	<p>The developer put forth a proposal for repurposing the hydrotherapy space and an alternative to the large hydrotherapy pool. He went on record as saying he was going to ask the Advisory Board for input. The members of the Advisory Board felt that a survey was the best way to give the developer input and ideas from as many people who wanted to provide it, rather than just give him feedback from the five members of the Advisory Board. The purpose of asking how often members use the hydrotherapy pool was to determine how much use it was getting. The introduction to the survey says "the declarant has made clear that any of his amenity development money spent on repairing, replacing, or re-purposing the hydrotherapy amenity will come from his phase 3 amenity fund, meaning that money spent on hydrotherapy results in a reduction of funds that will be spent on other amenities. It is also important to note that all ongoing maintenance of all amenities is paid for by HLCA, through our dues." Maintenance of all of our amenities has always been a responsibility of HLCA, not the developer. The question you are referring to essentially asks members if the large hydrotherapy pool is important enough to outweigh the costs required to maintain it. The current hydrotherapy configuration cost approximately \$13,000 a year just to maintain, the cost to replace it is estimated to be about \$150,000. The survey gives members an opportunity to weigh in as to whether this amenity is important enough to defer the developer's amenity funds from something else and for HLCA to spend the necessary sums to maintain it.</p>

04/30/17	Paul	Golden	<p>As for the shorter hours for the Fish Tales, do we have a curfew for our community kids, do we need one? I am not aware of any problems, are there? This should be discussed, perhaps a town hall gathering. Obviously the make-up of our community is changing, a good thing. But, we must consider how to fairly treat our younger members. Perhaps remote cameras and a recorder, around the Amenities, and inside Fish Tales, would allow for longer hours?</p> <p>Paul Golden</p>	05/07/17	<p>Various amenities have operating hours for everyone and restrictions for use by children. Restrictions are detailed in HLCA Rules & Regulations, which all members are obligated to read and comply with. Members are responsible for the proper behavior of their guests and children. HLCA does not have a general curfew for children and at this time is not considering adopting one. Members can reserve Fish Tales after regular hours if they desire their children to use it. While HLCA has adults and children who do not always follow the rules or behave in an appropriate manner, we don't have significant problems. Management takes action to correct behavior when notified.</p>
04/30/17	Myles	Schulberg	<p>With the re-titling and financial responsibility of the Phases 1 and 2 common areas from the developer to us property owners, is it planned out of appropriateness that governance of those areas be taken out from the existing BOD which is developer controlled? Perhaps a separate property owners only BOD could be created or if workable and not a conflict of interest, the existing BOD could be used if on Phases 1 and 2 common areas issues the developer and his two employee directors recuse themselves. That would in essence be a separate second BOD staffed by our two existing owner directors. We property owners should be able to broach Phases 1 and 2 common areas issues to an entity devoid of the developer/developer employees who might otherwise kill the issues.</p>	05/07/17	<p>The conveyance of title for common property in phase 1 and 2 has no effect on financial responsibility or declarant control; HLCA has always had financial responsibility for operations and maintenance related to common property in phase 1 and 2, and will have the same financial responsibility for common property in phase 3. The Declarant's financial responsibility is for the development of phase 3; maintenance and operations is the responsibility of HLCA. The conveyance of title refers only to whose name is on the deeds, the declarant still has control (he has 3 seats on the board, HLCA has 2.) The governing documents dictate the conditions under which the declarant control of the board is terminated: (a) when 95% of the total number of Units permitted by applicable zoning for the property described in the Master Plan, as amended from time to time, have certificates of occupancy issued thereon and have been conveyed to persons other than Builders holding title for purposes of construction and resale; (b) December 31, 2021; or Maintenance, Repair, and Replacement, (c) after 75% of the units planned for the community have been conveyed to third parties, in its discretion, the Declarant so determines and declares in a recorded instrument. The Declarant has certain approval rights for a limited period as provided in the By-Laws after the termination of the Declarant Control Period.</p>

05/05/17	Skip	Magee	<p>Questions about crystal lake.....1. There is a approximately 24 storm drain pipe exposed in the lake. Where does it go? What is its purpose? Will there be a grate to prevent alligators to get out of this pipe?.....2. How will the lake maintain its water level? Is there a means to lower or add water?...3. Will there be some type of filtration system to maintain fresh and clean water ? ...if yes where will this equipment be located?....4. Will someone be monitoring the quality of the water on a regular basis?....5. When the lake was being built was it completely drained? Is there a sandy bottom in the whole lake or are there areas that remain natural(logs, debris, etc) on the bottom...thank you...skip magee</p>	5/14/17	<p>Crystal Lake is a fresh water lake that is spring fed from ground water. During the development of the lake the water level was dropped to allow the lake to be excavated, and shaped as well as to assist with the removal of debris. In the event the lake water rises too high a control structure has been installed that will allow water to drain into the compass lake storm water management system. That is the purpose of the pipe that you see; it will not be visible when the water is allowed to rise to its intended depth. The quality of the water will be monitored by a 3rd party contractor. We're investigating the need for a grate at the underground control unit.</p>
05/08/17	Al	Bennett	<p>What is the written response, with facts, law, analysis and references, of Finger, Melnick, and Brooks, PA, the law firm assisting with the property transfer process, to the following critical question?</p> <p>Does the Confirmed Chapter 11 Plan absolve John Reed successor entities, such as HL Development LLC, to the bankrupt Hampton Lake LLC of the responsibility to transfer phase 1 and 2 common property, including amenities, to the Association without design and construction defects and in good repair or pay the Association an amount equal to the costs of repairs?</p> <p>Has the said or directly related questions been asked? If, not why? If so, what were the specific questions and answers?</p>	5/14/17	<p>As the property transfer process is still underway, it is premature to respond to these questions. The Property Transfer Committee to consult with whatever experts they feel appropriate to answer whatever questions they have before responding to the recent Declarant's written response. The written record will be shared with members as part of BOD meetings.</p>

05/08/17	Thomas	Catalano	When I purchased my home approximately one year ago I was told by the listing agent that a second fitness center was being planned for the phase III amenities. I realize there was recently a meeting to discuss the plans for the phase III, but I had a conflict and was unable to attend. My understanding now is that plans for a second fitness center have been scrapped. Is that, in fact, the case? If so, I believe this will cause a major capacity issue at the existing center as phase III becomes sold out. As it is, there are only 2 showers in the men's locker room. I'm not sure how anyone could imagine that the existing facility could accommodate 1,800 families when we reach total capacity. I know other members who use the fitness center regularly have expressed similar concerns. What can be done to address this looming issue?	5/14/17	A second fitness center has never been in the phase 3 plans. The current fitness center was planned to accommodate a fully built out Hampton Lake. Research and experience tells us that there is no reason to expect every member to use the fitness center. In the case of public fitness centers where members pay a members ship fee to join, 67-70% of those members never use the fitness center. In communities such as ours, the percentage is expected to be even lower. The fitness center is only busy for 2-3 hours in the morning, and even then does not reach capacity. Members who go to the fitness center in the afternoon typically see only a few other members at the same time.
05/08/17	Larry	Taylor	Where can past questions and answers be reviewed? Thanks!	5/14/17	All past LakeViews questions will be made available on the HLCA website in the near future. Here is a link to the questions and answers to date. Click here for past LakeViews questions and answers.
05/10/17	Tom	Nickles	The Chapter 11 Plan approved by the Court appointed Reed's Corporation as the Association's property manager. I would assume (adhering to best practices) that there is a formal contract in place between the property manager and the Association that outlines the responsibilities and accountabilities of the Declarant and costs. Please post this on our web site. Also, I would assume that the Lake Management Association has a similar arrangement. Please post it as well.	5/14/17	The Debtor's Amended Plan of Liquidation, filed on December 2, 2013, did not appoint Reed Development as HLCA's property manager. The approved plan appointed Reed Development as the manager of the project to sell real property located at Hampton Lake. At that time, the bankruptcy court had transferred the assets of the developer, Hampton Lake LLC (e.g. home sites at Hampton Lake that were still owned by the developer,) to SABAL. As a result, SABAL became the new owner. The approved plan named Reed Development as the manager authorized to sell home sites on behalf of SABAL. Bryan Rhome was, and remains the HLCA General Manager.

5/11/17	Al	Bennett	There was a major Lake breach in November 2014. A shoreline erosion project is in progress along Hampton Lake Drive between Fish Dancer and Waterview. Have design and construction defects and operating, maintenance and reserve estimates for the Lake been independently determined by a geotechnical engineering study and/or a report from a widely recognized consultant specializing in lake environments? If not, why? If so, when will the study or report be available on the Member Website for inspection?	5/21/17	The aforementioned breach was not considered major, based upon the very low flow of water thru the berm. It was discovered by our lake maintenance contractor (Quality Lakes) and was caused by root intrusion by some shoreline woody plants. The breach was repaired and the lake berms cleaned of the plant material to prevent reoccurrence. The lake was included in our 2014 capital reserve study, conducted by the engineering firm Miller Dodson Associates, available on the HLCA web site. Thus, funds are being reserved every year for capital repair and replacement, including lake dredging. An updated capital reserve study is planned for 2018. The lake will have its own separate capital reserve study and will include the expansion of the lake as part of phase 3 development. The lake was engineered and built to function as a large storm water retention pond and with 340 acres of nature preserve and wetlands as a key element in a larger water management system. There were many government regulatory agencies at the federal, state and local level, involved in the permitting process to have the lake approved for construction, including the US Army Corps of Engineers. The lake design was to protect the water quality of the May River by slowing down the flow of water into the May River and allowing most sediment to drop out of the water flow before reaching the May River. According to the experts, shoreline erosion is a natural and expected phenomenon. There are several strategies employed in Hampton Lake to mitigate erosion. As a follow up to our experience with Hurricane Matthew, the Lake Maintenance Corporation is having the engineering firm of Thomas and Hutton provide a recommended comprehensive lake preventative maintenance program for drainage inspections and clean out for funding in 2018.
5/15/17	Steve	Mitchell	Many of our owners enjoy an outside jacuzzi which is ordinarily part of the pool complex. With the problems associated with the Therapy Pool, why isn't an outside jacuzzi being considered at one of the pools?	5/21/17	An outdoor hot tub was one of the amenities proposed in the initial conceptual phase 3 amenity plans that were presented to members during the early focus groups conducted in 2015. The focus groups revealed that a hot tub was not considered a priority by members and it was taken off the plans.
5/15/17	Kathryn	Rustad	Jogging on the street? While driving, especially in the morning, the sun glares making it very hard to see these people. I have witnessed on several occasions the runners screaming at cars. You can not see them! The drivers are not being reckless. Can the notifications about no golf carts & bikes on sidewalks also add not to run, especially side by side in pairs on the street? An accident would be devastating for all.	7/16/17	Members are encouraged to make safety a priority, whether driving, walking, running or biking through the community. There is no rule prohibiting runners or bikers from using the sidewalks or the paved roads, so drivers needs need to be aware of this and drive accordingly.

5/15/17	Tom	Nickles	As a follow-up to my question from last week: "Reed Development is the Debtor's Manager, which oversees the Debtor's day-to-day operations, including infrastructure, human resources, payroll, bookkeeping, accounting and check writing duties for the Debtor. Reed Development was designated as the Debtor's Manager in the Operating Agreement of Hampton Lake, LLC and has been maintained as the Manager since the inception of the project. Reed Development receives a monthly management fee for its management services, and the Debtor was current on its monthly management fees to Reed Development at the Petition Date." It further states that these management fees are about \$250,000 per year. Can you explain these fees, who pays what to whom, and what services are rendered for these services?	5/21/17	<p>The document you are quoting is the Debtor's Plan for Liquidation, which outlines how the debtor, Hampton Lake, LLC, would resolve the Chapter 11 filing to repay creditors, pay budget subsidies to HLCA and finish paving the roads in phases 1&2. The entity known as Hampton Lake, LLC, was the developer/declarant, and although the entity names are similar, Hampton Lake, LLC should not be confused with Hampton Lake Community Association (HLCA.) At the time of the Chapter 11 filing (April 2013), revenues to Hampton Lake, LLC came from sales of developer-owned lots in Hampton Lake. These revenues were used to pay the costs of developing Hampton Lake (e.g. construction of roads, buildings, etc). These costs included management fees to cover Reed Development costs, repayment of Hampton Lake, LLC development loans, payments to investors and budget subsidies to HLCA. The services and cited in the document refer to development, not the operation of Hampton Lake or HLCA.</p> <p>HLCA paid and continues to pay the costs of operation and maintenance of HLCA common property. HLCA revenues come from member dues, gate fees, ARB fees, etc., and from 2006 to 2014, budget subsidies from Hampton Lake, LLC. Detailed HLCA financial reports from 2010 to 2016 are available on the HLCA web site. There you will find where HLCA revenues come from and how the money is spent. HLCA does not pay management fees to Reed entities.</p>
5/15/17	Myles	Schulberg	I understand that the dues of HL property owners fund operations and maintenance. Maintenance consists of preventative and corrective. Where assets are titled to the developer/developer-controlled entity, should not the maintenance responsibility of HL property owners be limited to preventative maintenance, with the corrective maintenance being the responsibility of the developer/developer-controlled entity?	5/21/17	<p>There is little doubt that most members would prefer for corrective maintenance to be funded by the developer, or some other party, rather than HLCA. However, the governing documents defines maintenance as "maintenance, repair, and replacement" (page 6.) Page 26, chapter 9.2, describes the community association's responsibility for "Maintenance of Area of Common Responsibility." Please see the community charter that is posted on the HLCA website.</p>

5/16/17	AI	Bennett	<p>Per the Community Charter, the Declarant has the right to designate up to 20 people as "Founder Members." Founder members have full member privileges to use all facilities, invite guests, etc., without the requirement to pay dues or special assessments. The Developer John Reed and his son Pratt Reed are both Founding members. How many people have been designated as Founding Members? What are their full names? What is their relationship to the Declarant?</p>	5/21/17	<p>Section 17.15 on page 56 of the HLCA Charter covers "Founder members". The Charter is available on the HLCA web site. These memberships are non-revocable during the lifetime of the Founder Member and the lifetime of his/her surviving spouse. The immediate family of the Founder Members shall have the same benefits of the Founder Members. HLCA does not have records of the relationship between the Declarant and the Founder Members. The Founder Members are as follows:</p> <p>Mr. & Mrs. John Reed Mr. & Mrs. William Stewart Ms. Sarah Meyer Mr. & Mrs. Brock Rowley Mr. & Mrs. Pratt Reed Mr & Mrs Michael Harrington Ms. Tammy McHugh Ms. Suzanne Arquez Mr. Jacob Jackson Ms. Megan Homishak Mr & Mrs Erik Olson Mr & Mrs Gary Wiggan Mr & Mrs Kenneth Lewis Mr & Mrs Gerrit Albert Mr & Mrs Bert Shiflet Mr & Mrs Glenn Barber Mr & Mrs Johnny Ussery Mr. Aaron Rowley Mr & Mrs Doug Stewart Mr & Mrs Greg Stewart</p>
5/17/17	AI	Bennett	<p>Have any Association funds been used to remedy Developer design, construction and/or maintenance defects?</p> <p>Are there any plans to use Association funds to remedy Developer design, construction and/or maintenance defects?</p>	5/28/17	<p>One of the purposes of the property transfer process is to identify apparent design or construction defects. As the property transfer process is still underway, it is premature to respond to these questions. The written record will be shared with members as part of BOD meetings.</p>

5/17/17	AI	Bennett	<p>Shoreline erosion control is an ongoing problem throughout the Lake. There was a major Lake breach in November 2014. The berm across from Balsam Bay was severely eroded and required the addition of rip-rap and extensive reconstruction and re-sodding. Currently a shoreline erosion project is in progress along Hampton Lake Drive between Fish Dancer and Waterview. For that project contracts are in place with Santee Shoreline to construct a small retaining wall at the shoreline and with Charleston Aquatic Nursery to begin growing the various plant varieties in aquatic mats to be installed after the wall is constructed.</p> <p>What was the total cost to remedy the berm erosion problems across from Balsam Bay? Who paid? Developer? Association? Why?</p> <p>What is the estimated total cost for the shoreline erosion project along Hampton Lake Drive between Fish Dancer and Waterview? Who will be paying? Developer? Association? Why?</p>	5/28/17	<p>Cost of the berm maintenance project across from Balsam Bay was \$35,975.00. The shoreline project along Hampton Lake Drive between Waterview and Fish Dancer Courts has been budgeted at \$9,800 but it could be slightly higher based on dirt and sod repair. The Lake Maintenance Corporation pays for these projects in accordance with the governing documents. The governing documents can be found on the HLCA web site under the HLCA DOCS tab. This topic has been addressed in detail, including several Board of Director meetings and Town Hall meetings, including July 2016, November 2016, December 2016, and Feb 2017. Updates have been distributed to membership via the Sunday updates and in answers to previous questions that you have submitted to LakeViews and via email. Most recently, the May 28 Community Update informed members of the current status and the plans that are underway.</p>
5/18/17	AI	Bennett	<p>According to the Community Charter, Association accounting and controls should conform to Generally Accepted Accounting Principles (GAAP). The Financial Accounting Standards Board (FASB), Accounting Standards Codification (ASC), Section 972 deals with Common Interest Realty Associations. Why is it that Association financial statements, particularly annual financial or audit reports, do not fully comply with GAAP FASB Section 972? Important information required to be disclosed by GAAP is omitted.</p>	5/28/17	<p>As confirmed by our independent third party auditors, HLCA accounting and controls are in accordance with the Generally Accepted Accounting Procedures (GAAP.) Audit reports are available on the HLCA web site under the BOD tab. The 2016 audit is expected to be posted in the near future.</p>

5/21/17	Mark	David	<p>Hi, My name is Mark David, I own the property at 44 Anchor Cove Court, I live in Massapequa, NY, I hope to retire soon and move down to Hampton Lake. I really enjoy the Lakeviews Q & A, it lets me know what's going on and what concerns residents have, it links me to life down there even for a moment.</p> <p>Unfortunately I am getting real annoyed by the amount of technical questions being submitted by one resident, Al Bennett ! It's apparent this gentleman is very disgruntled about something and has a personal agenda, i don't understand what he hopes to accomplish?</p> <p>My suggestion is can you please limit the amount of questions one resident gets to ask per week! It sucks when I read Lakeviews and all I see is questions from him, that don't really seem to be anything but gotcha questions. It's really turning me off, I used to look forward to receiving the Lakeviews email every week, now I open it up and all I do is delete when I see every question was asked by him..</p> <p>Please consider this?</p>	5/28/17	<p>Thank you for your suggestions. Many members have privately expressed concern that one individual appears to be using LakeViews for his own personal agenda and worry that the time spent answering the multiple and redundant questions may be preventing management from attending to other important work.</p> <p>LakeViews was established to give members a forum to ask questions and make suggestions or comments, and receive a timely, accurate, written answer. It provides the added benefit of letting management know what concerns members have, and in many cases, provides management the opportunity to address false rumors. A limit to the number of questions may cause some members to feel they have limited access to information, and unfortunately, encourage a small number of others to use other forums to spread misinformation and/or opinions disguised as fact.</p> <p>Under our current approach, all members have an equal opportunity to submit questions. Although there is a very small number of members who submit multiple and redundant questions, most members are considerate of the time invested by member volunteers and management. Management and the volunteers who have made an effort to ensure that members have an opportunity to ask questions, and get accurate answers from an official source, rather than relying on the rumor mill, believe that it's better to deal individually with a potential abuser than to place a limit on the entire community.</p> <p>However, to help keep LakeViews readable for the members who don't wish to read multiple submissions from one individual, we will group those questions together at the bottom. This will enable members who wish to stop reading the multiple submissions to easily do so.</p>
5/23/17	John	Landsberg	<p>With the explosive growth of Pickleball nationwide and here at Hampton Lake, has any consideration been given to expanding the planned four courts to possibly six to handle this future growth? Thank you.</p>	5/28/17	<p>Pickleball enthusiasts at Hampton Lake have seen our community go from zero pickleball courts a year ago, to two shared courts today, and can look forward to four courts later this year. The new courts to be built in Phase 3 will be dedicated pickleball courts, without the time restrictions associated with the current multi-use courts. The Fitness & Recreation committee has already begun to discuss guidelines for group play, reserved play, and other recommendations for making the best use of the new pickleball courts. With twice the number of courts, and more hours of play available, we believe the increased interest in pickleball can be accommodated.</p>

5/24/17	Lynn	Oberg	<p>With the results of the questionnaire on the hydrotherapy facility, maybe it might be time to revisit the thinking about an outdoor hot tub at the phase 3 facility. Could Hampton Lake take a look at the cost of a hot tub there vs the cost of the individual therapy pools and redoing the space where the current therapy pool exists. ? A previous poll was sited which indicated not much support for a hot tub at the phase 3 facility but that poll was taken before it became apparent that we might no longer have the therapy pool anymore in the fitness center. If we are going to take money from phase 3 amenities why not consider putting a hot tub there.</p> <p>Has any more consideration been given to objections raised by a number of people as to potential noise level and decreased ambiance in the spa are from people trekking through that are to do classes or weight training?</p>	6/4/17	The Developer (HL Development LLC) makes all decisions regarding new amenities in phase 3. The cost of a hot tub in phase 3 was looked by the Developer at in the early conceptual planning of phase 3 and as it was not considered a priority by members at the time, it was dropped from the initial drawings. Land development and amenity planning is a lengthy process that involves architects, engineers, landscape designers, creating infrastructure, arranging for financing and many levels of approval. As such, it is not easy to simply add an amenity such as a hot tub. Moreover, adding a hot tub in phase 3 means something else will have to be given up. The survey results have been provided to the Developer for his consideration. The individual tubs are proposed as a way to provide hydrotherapy for those members who wish to use them.
5/28/17	Robert	Thomas	<p>I agree with John Landsbery regarding the Pickleball courts in Phase 3.</p> <p>We are new to HL and pickle ball. Yes they have shared courts, but games must end at 12:00. Also the games are cut short from scoring 11 to scoring 7 so everyone gets a chance to play. The sport keeps growing. Phase 3 is growing. Four courts will not be sufficient. Please reconsider, as the sport will just keep growing and we are only asking for 2 extra courts.</p>	6/4/17	Pickleball enthusiasts at Hampton Lake have seen our community go from zero pickleball courts a year ago, to two shared courts today, and can look forward to four courts later this year. The new courts to be built in Phase 3 will be dedicated pickleball courts, without the current time restrictions associated with the current multi-use courts. With twice the number of courts, and more hours of play available, we believe the increased interest in pickleball can be accommodated. As noted previously, the Developer, HL Development LLC, makes all decisions regarding new amenities in phase 3. Land development is a lengthy that involves architects, engineers, landscape designers, creating infrastructure, arranging for financing and many levels of approval. As such, it is not easy to simply add or increase the size of an amenity.
5/29/17	Lillie	Pagani	My question relates to the 70 fraudulent Hydrotherapy Surveys submitted. What happened to the member that was responsible for this appalling, corrupt attempt to influence the results? I am still shocked that one our own neighbors would stoop to this level.	6/4/17	Members are assured that Hampton Lake management takes this behavior very seriously and has sanctioned the individual appropriately as called for in the HLCA rules and regulations.
5/29/17	Phyllis	Hurst	I am concerned that anyone can now drive thru our gate on the pretense they are going for a pass which is down the street and around a curve not within eyesight of our gate captain due to construction of the sales trailer. This does not seem secure to me isn't there a more secure way to hand out visitor passes.	6/4/17	We considered other alternatives and while the decision we settled on is less than ideal, it is temporary and the project should be complete in 7 to 10 days.

5/30/17	Deb	Davis	Is it possible to put some walking pavers in by Tennis Court 1 from the sidewalk down to the court? When it rains or even gets a little wet the water will accumulate. You walk through and your shoes and or feet are wet. Wet shoes are dangerous anywhere. Thank you.	6/4/17	Because the Developer has plans to make changes in this area, we don't plan to make significant changes; but we will look into adding "stepping stones" between the sidewalk and tennis court #1.
6/3/17	Leslie	Bellamy	Greetings. Have you ever considered creating a special parking section for golf carts, especially during events? If you designated and mapped out smaller spots in a row (with cones or perhaps temporary spray) you could park more carts in less space and also be able to accommodate more cars since the carts wouldn't be taking up a whole spot.	6/11/17	When the idea of creating a special section for golf carts was looked into, we found that it does not add enough additional spots to make up for the loss of car parking. However, some communities have overlaid a cart parking scheme on top of their current car parking, using a different color so that two car spots can become three golf cart spots if carts are parking there. As this may work at Hampton Lake as well, the overlay will be looked into.
6/4/17	Barbara	Hege	When will a fence go in separating Phase 3 from Lawton Station? I remember this issue was raised at one of the board or member meetings and I thought it would be built already.	6/11/17	The construction of the fence started this past week. It will take a few weeks to complete.
6/6/17	Ben	Johnson	I am told that our housecleaners will not be permitted to enter Hampton Lake on July 4th. They have an annual commercial sticker. These young women are self employed and serve at least three households in the community, so this rule will cost them several hundred dollars. Does this rule also apply to caterers, party equipment suppliers, musicians, beverage suppliers, and others who are here to earn income? If so, does this seem fair?	6/11/17	The rule barring contractors on Memorial Day, the Fourth of July, and other holidays is intended to deter construction on those holidays. Domestic help and other persons who provide services inside the home are permitted.
6/8/17	Charlene	Piantanida	I would like to suggest that we maybe look at the time of year the Compliance Committee inspections are conducted. Inspecting after all landscape and lawns have come into full bloom and residents have had an opportunity to do whatever spring planting and yard work they had planned may give a more clear picture of what yards look like at their best. While I appreciate the fact that these folks are Community Volunteers who give up their free time, it seems only fair to residents that conclusions are based on what is actually in a yard and not dormant plantings, trees and lawns.	7/2/17	The schedule for inspections can be adjusted and may well occur at different times from one year to the next. However, members must keep in mind that the guidelines are in effect year round. The types of items the Compliance Committee looks for, such as roof stains, foundation plantings, etc., are not seasonal and would not be affected by spring planting or bloom times. The purpose of the Compliance Committee's inspection is to ensure compliance with the guidelines, and to inform members that certain items need to be addressed, but members are obligated to be in compliance at all times. A dormant lawn or lack of blooming flowers would not be a violation.

6/10/17	Stephanie	Lamontanaro	<p>Can you place time of event next to the events on " Save a Date".</p> <p>I am a new resident and do not know where to find the time(s) of the events.</p> <p>Also, time schedule of the pool, tower service and the hours of Back Water Bill's restaurant/ bar.</p> <p>Can the different time schedules be included in the News letter each month?</p> <p>Thank you.....</p>	7/2/17	<p>The Save the Date section is designed to give members a quick highlight of events that are coming up. Members can click on the monthly calendar, whose link appears in the Quick Links section, immediately above the Save the Date section, for the specific times of events. Hours for Backwater Bill's and the Tower Bar can also be found in the Quick Links section.</p>
6/12/17	Ted	Shankle	<p>Why are the receivables (as shown in the 2016 audit) \$1,233,847 so high and \$89,885 described as doubtful? Please be specific as to who owes the money to the association and what is being done to collect the funds?</p> <p>Thank you.</p>	6/18/17	<p>\$1,233,847 is the owner billing dated 12/31/16. This includes all billings for dues, fees, and incidental charges to member accounts. This billing, along with June 30th, are the largest billings cycles because a majority of the owners have chosen a semi-annual billing cycle for billing of their HLCA dues and fees.</p> <p>\$89,885 is recorded in Allowance for Doubtful accounts. Allowance for Doubtful accounts is adjusted each month based on the balance that is 120 days past due. When an account reaches 120 days old, that balance is expensed as bad debt. At this point in the collection procedures, the account is sent to our collections attorney to begin steps toward placing a lien on the property. This balance represents 17 members (1.8%) who are more than 120 days past due and 7% of the total billing which is well within accounting standards. The detailed 4th quarter 2016 (end of year) financial reports can be found on the HLCA member web site under the BOD tab and have more detailed information.</p>
6/12/17	Thomas	Catalano	<p>Thank you for providing the link to the auditor's report for 2016. If members have additional questions concerning the detail behind various line items in the report, can we contact the auditor or is their a better avenue to obtain this information?</p>	6/18/17	<p>The first place to find more detailed information is the HLCA member web site under the BOD tab where you will find the detailed 4th quarter 2016 (end of year) financial reports. If you still have questions, you should address them with HLCA management.</p>
6/12/17	Myles	Schulberg	<p>With no BOD or Town Hall meetings presently scheduled for this or next month, is there any update on the Phases 1 and 2 common areas title transfer from the developer to the HLCA?</p> <p>Thanks.</p>	6/18/17	<p>The Property Transfer process is still ongoing. The Property Transfer Committee sent a letter to the declarant on May 31 asking for full remediation of the items listed in their report, or, as an alternative, a cash settlement equal to the estimated amount to make full remediation. There has been no reply as yet. A Town Hall meeting is scheduled for June 21, at 6 pm in the Lakeview Room. Any new information will be discussed at the meeting.</p>

6/15/17	Julia	Lanzone	<p>Can Management review the speed limit signs leaving the Lake Side Amenities?</p> <p>Hampton Lake Crossing has 3 posted signs approaching the amenities from the dog park. When leaving the amenities returning back towards the dog park they have no posts of speed. People love to floor it when they get to the bridge on both sides and it is dangerous. The largest speed limit sign in all of HL is posted at my house. I have seen Security sit in the empty lots giving tickets in the past but I would much rather see it speeding avoided. Signage could possibly help those who just don't know.</p>	6/25/17	<p>As you have pointed out, Security has been monitoring the area. Increased attention has been given to this stretch over the last several months after a previous LakeViews submission. As a result, a 20 MHP speed limit sign has been ordered. The sign will be attached to the stop sign as you exit the amenity parking lot.</p>
6/18/17	walter	perkowski	<p>noticed new rules and regs were supplied with weekly update. where can we ascertain what "changes or additions there are as link provided complete rules and regs from soup to nuts</p> <p>thanks</p>	6/25/17	<p>The last rule change/update was discussed at the April 6, 2017 Board of Directors Meeting. The meeting minutes, posted on the HLCA website, on the BOD tab, list which rules were changed or updated. Prior rule changes/updates were discussed in meetings on February 17, 2017, August 31, 2016, and July 6, 2016. The rules that changed are listed in the minutes for those meetings. Additionally, we have re-posted the newest edition of our rules on the HLCA web site, and it now has the rule changes since 2014 in red to allow easy identification.</p>

6/19/17	Ted	Shankle	<p>Thank you for your response to my questions regarding the audit last month. As a follow-up question please provide the total of the over \$1,000,000 in receivables that was and is still owed by the "declarant membership" versus the "owner membership".</p> <p>The by-laws allow for the BOD to make decisions regarding billings and collections. In my experience BOD's usually clarify such by adopting a billings and collection resolution that clarifies the rules and procedures. In my research I could not find such for the Hampton Lake HOA. Is there one?</p> <p>Last, I was under the impression that dues were paid in advance or interest was assessed. Providing the "Billings and Collection" resolution will clear up this issue and others that come to mind-otherwise I have additional questions that would take up more room than allowed in this forum.</p> <p>Thanks for helping me understand the finances of the association.</p> <p>P.S. Please spell my name correctly-this is the second time spelled incorrectly.</p>	6/25/17	<p>Per the HLCA Charter section 12.6 "...during the Declarant Control Period, the Declarant may choose to pay the difference between the Association's budgeted and actual expenses, rather than paying assessments on the units it owns." The Declarant has chosen to pay the difference from day 1 and thus has not and does not pay dues on developer owned lots. All of the \$1,233,847 in receivables is due from owners. The process for collection of past due account accounts is detailed in the HLCA Rules & Regulations, which can also be found on the HLCA website:</p> <p>2.2.1. Payments for Member assessments and charges appearing in a monthly statement are due upon receipt and payment should be received no later than the end of the month that the statement is received in order to avoid being past due.</p> <p>2.2.2. Example – February charges billed to Members on their statement received in early March are due upon receipt but must be paid before the last day of March to avoid being past due. April 1st, these charges become past due and will trigger the beginning of the process outlined in this policy.</p> <p>2.2.3. The Member's account may be charged an Administrative Fee of 1 ½% per month on all unpaid balances carried forward from the previous month-end. This charge is computed and assessed automatically by the accounting system.</p> <p>2.2.4. The first statement which indicates an account is not current will trigger a reminder notice that the account is past due on the statement.</p> <p>2.2.5. On the next statement date, the Member's statement is accompanied by a letter (60day letter) advising the following actions may be taken:</p> <ul style="list-style-type: none"> ·The account remains past due and the Administrative Fee has been charged. ·All Hampton Lake Member privileges (including amenity use) could be suspended. <p>2.2.6. On the next statement date, the Member's statement is accompanied by another letter (90-day letter) advising the following actions will be taken:</p> <ul style="list-style-type: none"> ·The account remains past due and the Administrative Fee has been charged. ·All Hampton Lake Member privileges (including use of the amenities) are suspended. <p>2.2.7. On the next statement date, the Member's account is now 120 days past due. The statement will be mailed to the owner and the following actions will take place:</p> <ul style="list-style-type: none"> ·The Member's account will be forwarded to Hampton Lake's Attorney to send a formal demand for collection. The firm will also initiate a "Title Search", and subsequently placing of a "Lien" on the subject Property. Additionally a personal judgment may be sought and if obtained filed with the Court for the full amount due. ·The Member's account will be charged for all related attorney's fees relating to the collection of this matter. <p>Please accept our apologies for misspelling your name.</p>
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6/19/17	Rod	Ross	First I would like to say we love it here in Hampton lake and love having Backwater Bills here. After seeing the audit and seeing Backwater Bills losing over 470000 dollars with a payroll costing more than they gross is a cause for some concern. As a person that's been self employed for 44 years my concern is how long can this go on before it either closes or dues raised to cover the expenses. My question is Could you tell if steps if any are being taken to reduce those costs and losses ? After being in the restaurant business myself I understand it's a very tough business just not understanding how payroll could be more than the restaurant gross. It's such a treat having Backwater Bills here and would hate to see it go away due to the costs overruns. Thank you for all of your efforts in making hampton lake the premier place of live.	6/25/17	Backwater Bill's is an amenity for Hampton Lake members. It is operated as a revenue producing cost center with a budget. As with all of our other amenities, such as the lake, the swimming pools, the fitness center, security, etc., there is no expectation that any of these make a profit. For example the 2017 budget for BWB's is a net cost of \$409,943. As a comparison, the 2016 actual cost to operate BWB's was \$461,839. Member dues are calculated to cover the costs of all these amenities. Restaurants in private communities typically operate as an expense rather than as a profit center for several reasons, including limited public access and limited operating hours. However, controlling costs to stay within or do better than the budget is at the forefront of management's attention. There have been several changes in the last two to three years that have been made to help control costs, such as more clearly differentiating between expenses and revenue from dining at Backwater Bill's and the Tower Bar, member events, and private parties. Last year we began a new relationship with a vendor that enables more cost-effective purchasing, and installed a system that allows for better control of food costs and inventory. Earlier this year, the Food & Beverage Committee established a budget sub-committee to take a closer look at managing expenses. Other changes to the menu, such as the recent addition of the Saturday night chalkboard special (appetizer, entrée, and a glass of wine for \$20) has increased our Saturday night business, and the increased internal marketing of lunch and dinner specials by members of the Food & Beverage Committee has helped to increase revenue.
7/2/17	Deb	Davis	I wondered if it is possible to remove the parked vehicles from the entrance circle. It is becoming a habit for construction members to park there and they are impeding traffic entering the circle. This should not be a parking area or a waiting area for vehicles. I'm not sure exactly who oversees this area. Just recently I encountered a truck who opened their door right before I passed by in my vehicle. It was a little too close for comfort. Thank you.	7/10/17	The entrance circle is part of the shared road that belongs to the Hampton Lake Road Association. The Hampton Lake Road Association board of directors has been notified and will work with security to address the issue.
7/6/17	Tom	Nickles	As a follow-up to Ted Shankle's question, it was answered that the Declarant pays the difference between the Association's budget and actual for its lots. Should we assume that they only pay if there is an unfavorable variance; meaning when the actual exceeds the budget? Since the Declarant controls the budget and there does not seem to be an account on the detailed statements on what the Declarant has paid, can you identify what the Declarant has paid for the last number of years and what they would have paid if they had paid based upon our assessments?	7/16/17	<p>The Declarant's financial obligation to the Community Association is covered in the Governing Documents, specifically, the Charter sections 12.2(d); 12.6(b) and 12.8. Section 12.2 (d) requires the Declarant subsidy to be disclosed to members as a line item in the budget and it has always been done so. Between 2007 and 2014, the total Declarant subsidy was \$6,865,000. The subsidy was paid to cover the difference between actual income and actual expenses. In 2015 and 2016, there wasn't a subsidy because actual income exceeded actual expenses. Financial statements for the past seven years (2010 to 2016) are available on the HLCA web site. The subsidy amount is typically shown on the last page of these annual statements. The subsidy amounts each year were: 2007 - 985,000, 2008 - 1,915,000, 2009 - 1,300,000, 2010 - 662,000, 2011 - 927,000, 2012 - 722,000, 2013 - 304,000, 2014 - 50,000</p> <p>Determining what the declarant would have paid had he chosen a different method would involve a detailed search into the title transfers of every lot in Hampton Lake.</p>

7/10/17	Vince	Almasy	<p>I have noticed lately that the pool water clarity has been in decline as of late. Yesterday in the large pool the water was VERY cloudy and the black mold seems to be returning. This seems to be becoming the norm by the end of the week. Does the pool have a chlorine filtering system and is the water "shocked" on a regular schedule?</p>	7/16/17	<p>Mother Nature plays a big role in the water's appearance. When we have major rain events where we get several inches of rain in a short time, the pool can become cloudy until the adjustment of chemicals brings the pool water back into chemical balance. It can sometimes take several days to reduce the cloudiness. Our pool is checked daily for proper maintenance of filtration equipment and water quality. Water quality tests include ph, chlorine, and cyanuric Acid levels, all of which regulate bacteria. The pool is also inspected by the South Carolina Department of Health and Environmental Control (DHEC) several times per year. Our most recent inspection was held on May 26th in which the water quality was found to be in compliance with DHEC regulations. The mold issue is addressed routinely with chemicals and manually brushing the walls.</p>
7/16/17	Gary	Rhodes	<p>My wife and I are brand new to Hampton Lake and recently I saw a suggestion that a notice be sent out asking golf carts and bicycles to stay off of the sidewalks. The marketing materials for Hampton Lake stated that there were 11 miles of bike paths. Are what I see "bike paths" or "walking paths" or "both." In Hilton Head Island it is very common to see walkers and bicyclists on the same paths and it is usually not a problem as long as courtesy and common-sense prevail.</p> <p>Please clarify...Thank you. Gary Rhodes</p>	7/23/17	<p>Hampton Lake members have many options for walking and biking. The Hampton Lake Trail Map, which can be found on the HLCA website under HLCA docs, shows several different routes along the nature trails. The nature trails, which total about 9 miles in length, are for walking and running. Bikes are not permitted on the nature trails, but members may bring leashed dogs onto the nature trails. Pedestrians and bicycles may share the 7 miles of paved sidewalk pathways, which are shown on the map using green dots. The length of the "inner loop" formed by Hampton Lake Drive and Hampton Lake Crossing is approximately 3.1 miles. Members will soon have a new map that includes the additional pathways in Phase 3.</p>

7/26/17	Kim	Johnson	<p>After the disappointing decision re: the NON-restoration of the hydrotherapy pool...I would like to know when we can anticipate the repair and/or replacement of the following amenities that we have bought into. Thank you!</p> <ol style="list-style-type: none"> 1) splash pool not operational 2) two (2) pet stations at dog park are deteriorating (i.e. roof shingles missing and cement crumbling around bowls) 3) magnetic locks at all five (5) gates in dog park work intermittently 4) speaker system that used to surround large pool has not worked in years...instead we have to turn up volume near Tower Bar area 5) gas firepit on beach near adult pool is not operational and the surrounding brush has been allowed to overgrow 6) two (2) replacement bar stools for Tower Bar and inspect the remaining metal chairs 7) log benches around firepit at the Outpost deteriorating 8) also suggest that Tower Bar be tidied up: patio glass tabletops cleaned daily, turn on ALL fans, music, and TVs during operating hours to entice patronage! 	8/6/17	<p>No decisions have been made on the future of the hydrotherapy pool. There are many factors that will drive the outcome, including the Property Transfer process, which is still ongoing. The Shrimps Puddle is now functional after repairing the actuation button. The speakers are turned on only on the Tower Bar side of the pool to allow those not interested in listening to music to congregate on the other side. We did have two Tower Bar stools break, and we have inspected the remaining chairs and removed one that was suspect. We will look into all new bar stools for next year's budget. The benches at the Outpost have been repaired along with other enhancements. We currently have no plans for the fire pit at the Adult Pool, the one next to the Tower Bar has been refurbished. We will check the lock mechanisms and the pet stations at the dog park.</p>
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7/30/17	April	Haskell	<p>I'm not sure if this question has been asked in the past, but I am rather new here...</p> <p>It's very frustrating when upon entering the community there is a back up of construction vehicles at the gate house. Can't get around some of the wider vehicles, so we are stuck waiting. I don't feel that this is an appropriate option.</p> <p>Why is there no construction entrance like in many other communities? I for one am very disappointed that there isn't.</p>	8/6/17	<p>This question has indeed come up in the past. Here is some background: Since 2006, there has always been two planned entrances into Hampton Lake from Bluffton Parkway. Decisions regarding the second gate, including whether it would be manned or use electronic entry, will not be made until the final land plan is decided upon and approved. Timing of the additional gate is dependent upon both market conditions (e.g. sales in phase 3) and ultimately, the future development plans of the northern Sandhill tract.</p> <p>Over the last several years, four options have been considered regarding the entrance to our community:</p> <ol style="list-style-type: none"> (1) Continue with our existing front entrance that is staffed 24/7 for construction traffic and implement more efficient gate processing procedures, including added gate staff in the morning (2) Construct a guard house at our existing back gate and staff it during construction work hours and require construction traffic to enter Hampton Lake via Old Miller Road (3) Add another traffic lane at our current front gate (4) Have the developer create a new entrance and staffing a gate on the Sandhill property (which is not part of HLCA yet and is located between phase 3 and Bluffton Parkway), which would then have construction traffic enter HLCA via phase 3. <p>These options have advantages and disadvantages in terms of cost and reduced congestion at the front gate. After review of these four options, the decision was made to go with option 1 for the time being. The decision was based on several factors, including results of the member survey. In the survey conducted in December 2015, over 50% of the responding members did NOT want to spend money on a construction entrance. On another survey question related to dues, 55% said they would not be willing to pay higher dues for additional services. Adding another lane at the front gate was ruled out because it would require filling in wetlands, a process that would incur high permitting and construction costs and a lengthy approval process, without guarantee of successfully obtaining approval. Having the Developer create a road and staffed gated entry on the Sandhill property would result in the loss to HLCA of over \$350,000 in commercial permit revenue each year. When this option was examined last year, it was calculated to result in about a \$450 per year increase in dues for each member. After looking at the various options to reduce front gate congestion, the Board doesn't believe the alternative options are worth the cost to members. Additionally, based upon the member survey, the Board believes the majority of members agree. At some point in the future, after the Sandhill property becomes part of HLCA, we will have another primary entrance off of Bluffton Parkway in the area of the River Ridge Academy entrance.</p> <p>The developer is currently in discussions with the Town of Bluffton regarding plans for the northern Sandhill property and may have an additional update for the August 31 Board of Directors Meeting.</p>
7/31/17	Joel	Taylor	<p>With the construction the One Hampton Lake apartments, will the apartment residents have access to Hampton Lake or any of the amenities? It appears, we will share the lake.</p>	8/6/17	<p>Although many people living in Hampton Lake consider it "our lake," Southeastern Associates (the owner of the apartments,) is a party to the Lake Maintenance Corporation and pays 17% of the costs of maintaining the lake. Residents of the apartments will be able to kayak on the lake, using their own kayaks. They will not have access to any other HLCA amenities.</p>

8/6/17	Walter	Perkowski	<p>Can you advise of the progress/plans for the refurbishment and expansion of Backwater Bills that was announced a year or two ago? I thought that was going to be one of the first amenity changes/upgrades?</p> <p>if I remember correctly the first \$1 million or so was slated to expand out towards the lake, the only question was whether it would be open air or air conditioned?</p> <p>Is it still planned or scrapped in favor of spending the money in Phase 3/4? thanks, pardon me if. I missed that announcement</p>	8/13/17	<p>During the early part of 2015, the developer presented conceptual plans for phase 3 amenities and enhancements to phase 1 and 2 amenities. The developer stressed during these presentations that timing and sequencing was not yet defined, and that all of the proposals were contingent on homesite sales and subject to change. Pratt Reed addressed the change in priority for BWB expansion during the January 14, 2016 Board meeting. This topic was raised during the question and answer period following the Board of Directors Meeting on April 7, 2016 and April 5, 2017. Here is an excerpt from the meeting minutes of April 5, 2017, which can be found on the HLCA website: "The developer doesn't have any plans to expand BWBs at this point in time. We'll see what happens after we know more about how the northern Sandhill tract is developed."</p>
8/6/17	Laurel	Simon	<p>Regarding the back gate: We need a security camera back there. We have seen people who look like they're trying to get in but shouldn't be. Also since google maps brings people to the back gate for some reason, we should have a sign that tells them how to get to the front gate and/ or gps coordinates.</p>	8/13/17	<p>Adding a camera to the back gate is planned for the fourth quarter of this year. There currently is a sign at the back gate that informs drivers that the gate is for Hampton Lake members with transponders and that all other must use the front gate. The sign indicates the address, 20 Hampton Lake Drive, for drivers to enter into their GPS. If members are driving through the back gate and they see that the vehicle behind them does not have the current Hampton Lake sticker on their windshield, please stop and let the gate close before driving on. This will prevent an unauthorized vehicle from following you through the gate.</p>
8/13/17	John	Landsberg	<p>I was told awhile back by a security official that within Hampton Lake it is illegal to pass another vehicle no matter what speed it is traveling. In addition, I was told this also included golf carts no matter what speed they were traveling. What exactly is the rule? I have sent two notes to security and received no response. Thanks.</p>	8/20/17	<p>Passing slow moving golf carts or utility vehicles is permitted as long as it is safe to do so. For example, do not pass on blind curves or when there is oncoming traffic. Our general manger, Bryan Rhame, will ensure that security knows the correct answer.</p>
8/13/17	Kendra	Gerace	<p>1 of 2:</p> <p>My husband and I have lived here since 4/2016 and have been disappointed with maintenance. We notice there are others who feel the same based on submitted questions and conversations we have had.</p> <p>In this time, we have noted the following:</p>	8/20/17	<p>It is disappointing to hear that you think maintenance is not a priority; HLCA spends a good deal of time and money on maintaining our common areas and amenities. Members can find detailed information about how HOA dues are spent via the BOD tab of the HLCA website. The website has financial reports for each year and quarterly reports for the current year. These reports, which detail both budgeted amount and actual dollars spent, give a thorough breakdown of the amount spent on maintenance, landscaping, and repairs in each area of Hampton Lake. Your individual points are addressed as follows: (1) Our practice has always been to heat the pool in the springtime, typically at the end of March, until the pool temperature reaches 80 degrees on its own. Springtime heating of the pool is normally contingent on the weather, that is, the pool is only heated if the air temperature is such that a significant number of people will want to use the pool. This spring, the pool was heated starting March 24. The previous spring, we were planning to install 3 electric heat pumps in January to regulate the temperature of the pool. The idea was a heat pump will not only allow the pool to be heated during the early spring, it will</p>

		<p>1) The initial spring the pool was not heated</p> <p>2) The hydrotherapy pool is no longer available and a decision has not even been made on its replacement</p> <p>3) My husband and his father were stuck on a boat for 2 hours because it broke down and it took that long for someone to come rescue them; we were still charged</p> <p>4) The splash pad was broken for a period of time</p> <p>5) We have been waiting for over a month for our mailbox to be replaced</p> <p>6) The back gate was broken</p> <p>7) A sidewalk near Heartwood Ct has been under construction for months, currently with cones on it, requiring motorists to go into the middle of the street and pedestrians to go into the street (obviously an unsafe situation)</p>	<p>allow for cooling of the water in the hot summer months. \$30,000 was budgeted, based on an estimate from our pool contractor. However, the pool contractor subsequently informed us that the equipment vendor misunderstood the requirement and undersized his quote. Instead of the two heat pumps we were told would be needed, our pool required 15 heat pumps. The tremendous difference in cost was behind the decision to delay the repairs to the existing propane boiler and not to heat the pool that spring.</p> <p>(2) As has been stated several times previously, decisions as to the future of the hydrotherapy pool are pending the conclusion of the Property Transfer process. The Property Transfer process is a complex undertaking that we all hope will conclude soon. Problems with the hydrotherapy pool are not the result of a lack of maintenance; in fact, the amount of money spent on maintenance of the hydrotherapy pool is one of the reasons the decision has been delayed pending the conclusion of the Property Transfer process.</p> <p>(3) We have spent \$17,560 in boat repairs and maintenance from 2016 through June of this year. It is not our policy to charge for boat rental if we have mechanical issues, including dead batteries. Research into this issue did not turn up a member charge to your account, unless it was paid for by a credit card owned by a non-member.</p> <p>(4) The Shrimp's Puddle (splash pad) was closed while we relocated and replaced the activation button. This closure was planned due to repeated breakage caused by children and others using too much pressure on the step pad. The new button that it was replaced with has been pulled off several times this year. This problem is not caused by a lack of maintenance.</p> <p>(5) Rather than have individual mailboxes repaired and/or replaced on an individual basis, it is more cost-effective to schedule multiple mailboxes at the same time. Six mailboxes, including yours, are scheduled for this week.</p> <p>(6) We closed the back gate last year for a few days for an operational upgrade which cost \$10,584. It was not broken. We are scheduled to add cameras 4th quarter this year.</p> <p>(7) The damage to the sidewalk near Heartwood Court occurred as a result of the heavy equipment used to repair the culverts that were displaced during Hurricane Matthew. Repairing the sidewalk was delayed while we waited for information regarding a downed tree that was laying across the drainage system. As it was very likely that additional damage would be caused by heavy equipment that might be needed to deal with the tree, we felt that this was a prudent decision. The replacement of the sidewalk was then scheduled to coincide with other concrete work going on in phase 3. The concrete work had to be re-scheduled several times due to weather.</p> <p>(8) Mowing and landscaping is performed according to a regular schedule. However, at this time of year, especially with the amount of rain we've had recently, several plant species, including many weeds, can grow very fast and the regular schedule may appear to be insufficient for a short period of time.</p>
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8/13/17	Kendra		<p>2 of 2:</p> <p>8) We have noted grass and weeds over a foot tall in many areas; I could easily submit more than a dozen pictures of public areas that are lacking in lawn care</p> <p>9) The pool motor recently broke (though was fixed quickly which I appreciate)</p> <p>These are only the things that have directly impacted us, and while I can appreciate things break, this seems like a lot. We do not use the tennis courts, dog park, dry dock, or some of the other things in the community so cannot comment on their status. I was wondering if there was available information regarding where our HOA fees are being allocated in an itemized format. It seems ludicrous to me that on our street alone, the community makes more than \$168,000 in HOA fees, and that regular maintenance doesn't seem to be a priority.</p>	8/20/17	<p>It is disappointing to hear that you think maintenance is not a priority; HLCA spends a good deal of time and money on maintaining our common areas and amenities. Members can find detailed information about how HOA dues are spent via the BOD tab of the HLCA website. The website has financial reports for each year and quarterly reports for the current year. These reports, which detail both budgeted amount and actual dollars spent, give a thorough breakdown of the amount spent on maintenance, landscaping, and repairs in each area of Hampton Lake. Your individual points are addressed as follows:</p> <p>(1) Our practice has always been to heat the pool in the springtime, typically at the end of March, until the pool temperature reaches 80 degrees on its own. Springtime heating of the pool is normally contingent on the weather, that is, the pool is only heated if the air temperature is such that a significant number of people will want to use the pool. This spring, the pool was heated starting March 24. The previous spring, we were planning to install 3 electric heat pumps in January to regulate the temperature of the pool. The idea was a heat pump will not only allow the pool to be heated during the early spring, it will allow for cooling of the water in the hot summer months. \$30,000 was budgeted, based on an estimate from our pool contractor. However, the pool contractor subsequently informed us that the equipment vendor misunderstood the requirement and undersized his quote. Instead of the two heat pumps we were told would be needed, our pool required 15 heat pumps. The tremendous difference in cost was behind the decision to delay the repairs to the existing propane boiler and not to heat the pool that spring.</p> <p>(2) As has been stated several times previously, decisions as to the future of the hydrotherapy pool are pending the conclusion of the Property Transfer process. The Property Transfer process is a complex undertaking that we all hope will conclude soon. Problems with the hydrotherapy pool are not the result of a lack of maintenance; in fact, the amount of money spent on maintenance of the hydrotherapy pool is one of the reasons the decision has been delayed pending the conclusion of the Property Transfer process.</p> <p>(3) We have spent \$17,560 in boat repairs and maintenance from 2016 through June of this year. It is not our policy to charge for boat rental if we have mechanical issues, including dead batteries. Research into this issue did not turn up a member charge to your account, unless it was paid for by a credit card owned by a non-member.</p> <p>(4) The Shrimp's Puddle (splash pad) was closed while we relocated and replaced the activation button. This closure was planned due to repeated breakage caused by children and others using too much pressure on the step pad. The new button that it was replaced with has been pulled off several times this year. This problem is not caused by a lack of maintenance.</p> <p>(5) Rather than have individual mailboxes repaired and/or replaced on an individual basis, it is more cost-effective to schedule multiple mailboxes at the same time. Six mailboxes, including yours, are scheduled for this week.</p> <p>(6) We closed the back gate last year for a few days for an operational upgrade which cost \$10,584. It was not broken. We are scheduled to add cameras 4th quarter this year.</p> <p>(7) The damage to the sidewalk near Heartwood Court occurred as a result of the heavy equipment used to repair the culverts that were displaced during Hurricane Matthew. Repairing the sidewalk was delayed while we waited for information regarding a downed tree that was laying across the drainage system. As it was very likely that additional damage would be caused by heavy equipment that might be needed to deal with the tree, we felt that this was a prudent decision. The replacement of the sidewalk was then scheduled to coincide with other concrete work going on in phase 3. The concrete work had to be re-scheduled several times due to weather.</p> <p>(8) Mowing and landscaping is performed according to a regular schedule. However, at</p>
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8/15/17	Brenda	Dornseif	<p>It was our understanding when moved into house in January, that the dirt road across the lake would be removed, opening up the view of lake within a couple months.....is there an update on when this will occur?</p> <p>Thank you very much!</p>	8/27/17	<p>Your question was answered by the developer: We have been utilizing that road for dump trucks accessing development construction to the 49 lot expansion of phase 3. This week the final erosion control measures were removed with the town of Bluffton's permission. Over the next month we will finalize road side grassing. After this is complete and based on weather, we hope to start to remove that road later this fall.</p>
8/20/17	Donnamarie	Landsberg	<p>Since this is a communication tool, I was wondering if it would be possible to include an update on the status of the amenities? i.e.</p> <p>What is up with Crystal Lake, when will it be finished?</p> <p>What is the status of the construction of the pickleball courts?</p> <p>What is the status of the pool construction and will it be a saline pool?</p> <p>What is the status of the additional entrance off of Bluffton Pwy?</p>	8/27/17	<p>Crystal Lake is expected to be finished in September. As reported in answers to similar questions that were recently submitted, construction of the pickleball courts is planned to be completed by the end of this year. The new pool will be ready for the 2018 summer season. Timing of the additional gate is dependent upon both market conditions (e.g. sales in phase 3) and ultimately, the future development plans of the northern Sandhill tract. The developer will be giving an update on future development following the August 31 Board of Directors meeting, 11 am in the Lakeview Room.</p>

8/20/17	Laurel	Simon	<p>Thank you for answering my question recently about the back gate suggesting better directions to the front gate for those whose GPS's send them to the back gate.</p> <p>Unfortunately, if you're at the back gate, entering 20 Hampton Lake Dr. in GPS still routes you through the back gate since it's the shortest route to that address. I had to stay on the phone with a delivery truck for 15 minutes to direct them because google maps kept routing him through the back gate.</p> <p>In lieu of having a map or actual directions to the front gate on the sign (although I think that would be ideal), Google can be notified of corrections; that Hampton Lane is private or gated. Here is a link to a post that shows how to do this:</p> <p>http://www.tomsguide.com/faq/id-2379966/edit-maps-make-corrections-add-businesses-google-maps.html</p> <p>If this could be corrected in Google maps, then maybe we can alleviate some of the confusion that occurs. Not sure if GPS's would pick this up, but it's worth a shot.</p>	8/27/17	<p>Thank you for the suggestion; the Google correction procedures have already been implemented in the past. It appears that Google maps appropriately gives directions that come through the front gate, even when the starting point is on Old Miller Road. However, GPS systems typically use systems other than Google maps. Here is a suggestion that some members have found to work successfully: When expecting deliveries or guests who will be relying on GPS, instruct them to enter 20 Hampton Lake Drive into the GPS, instead of your address. Inform them ahead of time that using your address will take them to a back gate that they will not be able to enter, but that entering 20 Hampton Lake Drive will take them to the correct entrance. Delivery drivers and guests can then enter your address once they are through the gate.</p>
8/21/17	Larry	Ruocco	<p>Thank you for taking my question. Will there be a sidewalk installed the length of Pine Shadow Court to connect the existing sidewalks at either end to facilitate the safe walking and biking provided by all other sidewalks in Hampton Lake. This question was posed to me by 3 visiting prospective buyer.</p>	8/27/17	<p>Your question was answered by the developer: At this time, we don't have a plan in place to connect the sidewalks.</p>

8/27/17	Larry	Ruocco	Thank you for taking this question and the answering of my previous question. My previous question was regarding a sidewalk for Pine Shadow Court which is a connection street for two main Hampton Lake streets/phases. My question now is, in lieu of the possibility that a sidewalk not being installed, will there be a speed limit sign(s) installed on Pine Shadow Court to advise drivers accordingly. As it is, we do have an issue with speeders hurrying from one main road to another on Pine Shadow Court and with the bends in the road and any vehicles parked it has the potential for a problem. Thank you.	9/3/17	The speed limit on Pine Shadow court is 20 mph, the same speed limit as posted on signs coming out of the Lakeside parking lot and on Hampton Lake Crossing. Since there is no change in speed limit at the intersection with Hampton Lake Crossing, no speed limit sign is planned there. The need to post a 20 mph sign at the intersection of Pine Shadow Court and Lake Bluff Drive will depend upon the speed limit on Lake Bluff Drive. As approved at the August 31 Board of Directors meeting, all of Hampton Lake streets have a 20 mph speed limit, except where posted. Signs are in the process of being changed.
9/3/17	Betty	Brusco	This is a follow up question about Pine Shadow and Hampton Lake Crossing with the speed limit. Follow up question from Larry Ruocco . It was mentioned that Pine Shadow is 20 mph as well as The Arbors at Lake Side. With all the construction trucks, concrete trucks, delivery trucks, and other owners using Hampton Lake Crossing as a cut through from Phase 3 and 4, to the Amenities Center or directly to Hampton Lake Drive, the speed limit of 20 mph is never seen. We have yelled at trucks and cars to slow down. Our house is on a blind curve so backing out of our driveway can be dangerous because people can not see. Can anything be done? I sat in my wheelchair one day ,at that corner of that intersection, and traffic immediately slowed.	9/10/17	The area of Hampton Lake Crossing near Pine Shadow will be included in the rotation of locations where Security conducts radar monitoring.
9/3/17	Amanda	Bonilla	I apologize if this has already been asked and answered. What measures will be in place to keep alligators out of Crystal Lake?	9/10/17	There are a number of factors that are believed to make Crystal Lake unattractive to alligators. These include treatment of the water, the fence, the nearby homes, and the subsequent addition of the pavilion, pool and other amenities that are expected to make Crystal Lake too active an area for alligators, who generally prefer quiet locations without people. However, despite the fence, the water treatment, and human activity, it is possible that an alligator will get visit Crystal Lake. If that happens, it will be removed. Using Crystal Lake, as with the pool and all other amenities, is at one's own risk.

9/5/17	Frank	barbieri	Are builders permitted to build every day including Sun and legal holidays? If not who monitors them for violations?	9/10/17	<p>The Hampton Lake Community Association Rules and Regulations state the following:</p> <p>3.8.1. Contractors are permitted entry to Hampton lake to work between the hours of 7AM and 6PM (7PM during daylight savings time) Monday thru Saturday.</p> <p>3.8.2. No work without prior approval from the ARB, except in emergencies, is permitted inside or outside on any Sundays, New Year's Day, Memorial Day, July 4th, Thanksgiving Day or Christmas Day. In the event of an emergency, the member shall notify Security to authorize commercial access and work during no-work periods.</p> <p>Security does not admit contractors on Sundays or the designated holidays. In the event that contractors are observed performing unauthorized work, Security will escort out. If members observe what they believe to be unauthorized work being performed on Sunday or designated holiday, please contact Security.</p>
9/24/17	Donna	Gurganus	<p>Does a homeowner need ARB approval for rain barrels? Our home is designed not to use gutters but due to the heavy rainfalls we have here our mulch washes out at our front walkway and makes a mess. Well placed rain barrels at each side of our front porch entrance I believe would elimiate or at least greatly reduce this messy situation however before buying and installing I wanted to make sure of any approvals required.</p> <p>Donna Gurganus</p>	10/1/17	Hampton Lake does allow rain barrels. Please submit for ARB review a plan showing where they will be placed. The color must blend with siding color and they must be landscaped to shield them from being viewed from the street and the lake.
10/1/17	Gayann	Thomas	Will Hampton Lake supply paddle boards at Crystal Lake or will owners have to buy their own??	10/08/17	HLCA has no plans at this time of providing paddle boards for use in Crystal Lake. It would be up to owners to purchase them for their private use.
10/2/17	Mark	Woodruff	Those of us who do self maintenance of our properties have previously been advised that the proper paint to use on f our mailbox and post was "Burnt Hickory" . I was specifically advised to get this from Ace Hardware. Your contracted mailbox painters are now using a glossy dark brown paint that is not even close to this color. Why is this approved for the contracted painters?	10/08/17	At the April 7th Board of Directors meeting it was approved that the community association would have the responsibility of maintaining all mailboxes and individual owners would no longer be required to maintain mailboxes. After researching all options it was recommended for longevity and cost effectiveness to change our current mailboxes to a powder-coated version. The powder-coating process did not allow us to keep the exact same color. HLCA is in the process of establishing a plan to make the switch to the new mailboxes more uniform. The new mailboxes will be installed with the address numbers attached, if the owner would like their name installed a \$20 fee would be incurred.

10/8/17	Tom	Nickles	There was an announcement that the Developer was taking over responsibility for mailboxes, but I don't believe these questions were answered. We have all noticed the change in color of certain mailboxes in the community. The color has been referred to as high gloss effluvium (hint: the real term used starts with a "p"). Who or what committee approved this color? Since the new color is inconsistent with other colors used in the community (sign posts, stop signs) is this our "new" color and will other items be repainted as well?	10/15/17	At the April 7th Board of Directors meeting it was approved that the community association, not the Developer, would have the responsibility of maintaining all mailboxes and individual owners would no longer be required to maintain mailboxes. There has been no announcement from HLCA using the word "effluvium." After researching all options, the ARB elected to change our current mailboxes to a powder-coated version to increase longevity and cost effectiveness. The powder-coating process did not allow us to keep the exact same color. HLCA is in the process of establishing a plan to make the switch to the new mailboxes more uniform. The new mailboxes will be installed with the address numbers attached, if the owner would like their name installed a \$20 fee would be incurred. There are no plans to change the color of signs.
10/8/17	Gayann	Thomas	Will Crystal Lake be chlorinated?	10/29/17	Crystal Lake is a fresh water lake that is spring fed from ground water. Although the lake will be treated to maintain certain pH levels, there are no plans to chlorinate it as if it was a pool.
10/8/17	Jerry	Lewis	<p>Since HLCA has assumed responsibility for replacement/painting of member mailboxes/posts, the color of the paint are a glossy brown. This color is obviously different then the previously approved color of existing mailboxes/posts for the entire community. As a result of this change, the mailboxes/posts will have two different colors unless and until ALL mailboxes/posts will either be replaced with the new color or those recently painted can be repainted with the previously approved color. I would suggest that it would be easier to maintain the previously approved color than to wait perhaps years until all mailboxes and posts are replaced and painted with the new color.</p> <p>Since I was unaware when and how this new color was approved to replace the previously approved color, please help me understand how to obtain support & approval for my suggestion to revert to and maintain the previously approved color to avoid two conspicuously different colors for potentially years to come. Thanks!</p>	10/15/17	At the April 7th Board of Directors meeting it was approved that the community association would have the responsibility of maintaining all mailboxes and individual owners would no longer be required to maintain mailboxes. After researching all options, the ARB elected to change our current mailboxes to a powder-coated version to increase longevity and cost effectiveness. HLCA is in the process of establishing a plan to make the switch to the new mailboxes more uniform by individual street. The new mailboxes will be installed with the address numbers attached, if the owner would like their name installed a \$20 fee would be incurred. The decision makers were aware of the negative aspect of having two different mailbox colors for some period of time, but felt the change was best for the community over the long term. You can email HLCA General manager Bryan Rhame, or email the Board of Directors to make your suggestion directly to them. There will also be a Board meeting on October 17th at 2 pm, in the Lakeview Room.

10/17/17	Myles	Schulberg	The dog park kiosks, as are in the Outpost kiosks, need overhead fans to ameliorate the warm weather heat and bugs which can be overbearing. A previous request was denied due to lack of electrical source (the nearby light pole belongs to Palmetto Electric, not HL). I subsequently requested solar power fans. As the 2018 budget items are now being identified, I want to ensure that this request not be forgotten and be considered. Thank you.	10/22/17	Thank you for the reminder. There are a significant number of ideas and requests submitted to management. This suggestion will be reviewed for the 2018 budget, along with many other ideas that have been suggested by individual members.
10/18/17	Susan	Harrison	One of the things I enjoy most about Hampton Lake is walking the nature trails. One of the longest trails starts behind the Coach Homes and follows along opposite Balsam Bay and ends at Sweet Marsh. At one time the trail was a "through trail" with access to the Sweet Marsh cul de sac. Are there plans to extend the trail through the woods and onto the cul de sac? There was a new access point created on Fish Dancer so it would seem as though the same could be done here as well. I think the trail would be better utilized if this happens and also if there is better maintenance of the trail as well.	10/30/17	We agree that our nature trails are a wonderful amenity and are happy to hear that you enjoy using them. While the trail you mention has been used by members in the past by crossing private property, it has never been part of the Hampton Lake Nature Trail system. Thus maintenance is only conducted to maintain the berm between the lake and the nature preserve. There are no current plans to convert this area to a HLCA nature trail. A map showing the Hampton Lake Nature Trails can be downloaded from the HLCA web by clicking on the "HLCA Docs" tab.
10/21/17	Ken	Tschupp	We recently moved into the Lake Bluff section of Phase 3 and live on Foxpath Lane. The HLCA has installed a privacy fence behind all the houses on our side of the street which we thank you for. However, there is a strip approximately 30 feet in width that runs from our property lines to the fence that is in a total state of disrepair. Can you please tell me what plans the HLCA has for these common grounds and the date they might be implemented? Thank you!	11/5/17	There is a 50 ft wide strip of common property between the homes on Foxpath Lane and Flatwater Drive. The plan is to leave a 20 ft wide section on the Flatwater Drive side of the fence natural. The 30 ft section on the Foxpath Lane side of the fence includes a drainage swale and is the strip you are referring to. While it has been hydro-seeded twice, the area still considered "under development". There is still some grading work necessary at one end. Once all the homes on Foxpath Lane are completed and the developer finishes his work on this strip of land, it will be designated an "area of common responsibility" and HLCA would be responsible for maintaining it (e.g. mowing the grass.) HLCA is in discussion with the developer to determine when HLCA will take responsibility for mowing the area, and is asking that the developer work with the contractors to be more considerate of the area (i.e. trash and debris.)
10/24/17	Donnamarie	Landsberg	Having attended the last Board Meeting, it was great to hear that the pickleball courts are going to be constructed at Amenities Village. Because they are in the planning stages I was wondering if a water fountain could be included as well as seating with overhead shade maybe between courts 2 and 3?	10/30/17	Thank you for your suggestion. It has been passed along to the developer for consideration, along with other suggestions that have been received from members concerning the pickleball courts.

10/29/17	Greg	Moore	How many acres does Hampton Lake now cover? The Facts and Statistics about Our Lake document on the HL member site says it's 165 acres but this does not include Phase 3. Thanks!	11/5/17	The lake now covers 175 acres, which includes phase 3.
10/29/17	Donna	Gurganus	Would the community consider a yearly or by-yearly neighborhood yard/estate sale? I'm sure many find themselves in the same boat; that after moving into a new or different home end up with very nice items that just do not work well in their new decor as well as needing items for their new decor.	11/5/17	Rule 13.2.1. of the HLCA Rules & Regulations states: "Garage and yard sales are not permitted at residences." This rule applies regardless of whether the garage/yard sale is at a single home or at multiple homes.
11/3/17	Bonnie	Gray	On Pine Shadow Ct, there is a fire hydrant where the water truck frequently fills. The hose from the hydrant has a constant stream of water running from it, resulting in a pool of standing water just inside the tree line. It's a waste of water as well as an environmental issue left the way it is. Is there a way to completely shut off the leak?	11/19/17	We have discussed the use of the fire hydrant with the contractor to ensure there is no leak.
11/4/17	Steven	Mitchell	Two suggestions. Often I and others are in the locker room undressed and a female attendant pokes her head in and asks if anyone is there. A sign on the door indicating occupied or unoccupied would solve this problem as no one could hear her if in the shower or steam room. Secondly, the back gate at the large dog park was carelessly left open this week and my dog escaped. Fortunately, I was able to retrieve her before disaster struck. Please consider posting a sign on the back gate of both dog parks to please remember to close the gate upon leaving.	11/12/17	Thank you for your suggestions. We will ask the Fitness Center staff to post the suggested sign. A notice will be placed in the Community Update reminding members to close the gates upon leaving, as well as reminding members to check that the gates are closed before letting their dogs loose.

11/4/17	Mark	David	<p>Question from Donna Garganus: Would the community consider a yearly or by-yearly neighborhood yard/estate sale? I'm sure many find themselves in the same boat; that after moving into a new or different home end up with very nice items that just do not work well in their new decor as well as needing items for their new decor.</p> <p>Answer: Rule 13.2.1. of the HLCA Rules & Regulations states: "Garage and yard sales are not permitted at residences." This rule applies regardless of whether the garage/yard sale is at a single home or at multiple homes.</p> <p>You are very good at quoting the "Rules & Regs", I thought we got rid of Mr. Bennet!</p> <p>How about looking beyond the rules to answer a residents question, like outside the box!</p> <p>Maybe you can't have a garage sale in your garage but how about a community garage sale at the community center, like you have a farmers market or flea market?</p> <p>Feel free to print my email & start thinking outside the box and stop quoting rules to solve Comm. Membrs concerns</p>	11/12/17	<p>The question asked if the community would consider a community-wide yard sale, the question was answered: yard sales are prohibited. The answers to many of the questions submitted to LakeViews are frequently dictated by the governing documents and/or the Rules & Regulations, therefore we've made it a practice to reference and quote the rule or governing document whenever possible. The goal of this practice is to help educate members as to why certain policies and practices exist. Many members frequently bring ideas to the attention of management or the Advisory Committees. It would be impossible to act on every idea that is brought forth, especially since there are often suggestions that contradict one another. Yard sales are just one of the many items that owners disagree on. While a number of members may want to have them, others have very negative views of garage sales because of the increased traffic and fear of the spike in crime that some communities see after a community-wide garage sale. Hampton Lake already features a Market Day several times a year at our amenity center. Members who want to set up a table to sell items can obtain the form in the Tackle Box. The Nextdoor app, with its classified section, serves as a virtual yard sale. Proposals with specifics as to how a community-wide garage sale could work, including the benefits to the community and/or what problem they would solve, are welcome.</p>
11/5/17	Philip (Phil)	Day	<p>Are there any plans to clean up the narrow 80 yard long strip of land that is on the southeast border of the retention pond, bounded by Lake Bluff, Fox Point and Castaway? I know the residents along Lake Bluff Drive would appreciate some landscaping. Grass seed, a few trees and bushes, and a small shelter/grill or a couple of benches would make a big difference.</p>	11/12/17	<p>The developer and KHovnanian have not yet finalized landscaping plans for this strip of common property. The area has been seeded and the grass is mowed by the HLCA landscape contractor.</p>

11/5/17	Rick	Parrin	Could you please share with those of us who reside in Phase III as to when the planned green spaces will be completed (sod and other plantings). Specifically, there is a large green space on Lake Bluff Drive east of the retention pond that remains sand and weeds. We're going on our one year anniversary in our home and any good wind from the west or southwest blows sand, dirt and other debris into our yards. Thanks for responding. Rick Parrin	11/12/17	The developer and KHovnanian have not yet finalized landscaping plans for this strip of common property. The area has been seeded and the grass is mowed by the HLCA landscape contractor.
11/6/17	Sam	Brusco	Will boat tie-off cleats be added to the bride side park in phase 3, so a boat could tie off and enjoy lunch or just a bottle of wine.	11/19/17	Yes, the developer will be adding boat cleats.
11/6/17	Gayann	Thomas	My question is related to the one asked by Donna Garganus in regard to garage sales. I understand there is a rule for no garage sales, may I ask what is the reason? If it is restricted to just HL, and not other communities it seems to me it would be harmless. Also Who makes those rules???	11/12/17	The current HLCA Rules & Regulations are the product of an extensive review by a committee of members who sought community-wide input and worked for approximately nine months to develop the 2014 edition that was approved by the HLCA Board of Directors. There have been several small updates and changes, based on the changing needs of the community. All changes are thoroughly vetted to make sure that the change serves the best needs of the community as a whole before they are approved by the Board of Directors. Many communities have rules prohibiting yard sales because of the increased traffic, potential liability, and spike in crime that some communities see, particularly gated communities, after yard sales. Limiting the yard sales to just Hampton Lake would probably not yield enough traffic to make the yard sale worth it to the homeowner.
11/10/17	Michael & Stephanie	Gannon	Why do we spend the money to run the Lazy River when the pool temperature is less than 70 degrees? Would it make more sense to turn off the Lazy River on weekdays and heat the pool on Friday from 10/1 through 11/30 so members can use the pool on the weekends?	11/19/17	The Lazy River is currently on a timer to operate from 11:00 am until 5:00 pm. This operation and circulation improves the filtration of our pool. The approximate cost of this operation is \$100-\$200 per month. To heat the pool this time of year would require about 24 hours to reach temperature and would cost from \$4000-\$6000 per month. With the average temperature highs in the 60's and the lows in the 40's it is doubtful enough owners would take advantage to make this cost effective.
11/12/17	Nathalie and Rich	Blazevich	We would like to complement you on providing such tactful and constructive answers to even the most inappropriately hostile questions. We feel this Q&A forum is very helpful, but we are shocked and disappointed by residents who are disrespectful and insulting in the way they word their questions. We appreciate your explanations and reminders of the Rules and Regulations. Keep up the great work!	11/26/17	Thank you for the feedback. LakeViews was created to provide answers to members questions and a way for members to make suggestions. It's good to know that there are many members like yourself who appreciate the explanations. We work to provide accurate answers to all members' questions and comments, including those we wish were worded differently.

11/12/17	Leslie	Bellamy	Is it possible to include a calendar link (i.e. iCal) in the weekly update to make it easier to add the many and wonderful HL activities to our electronic devices?	11/19/17	It's good to know that members appreciate the many events offered at Hampton Lake. While we would love to make it easier for members to add events to their calendars, creating calendar links would require that a separate link is created for every event. Most of our weekly updates have more than 20 events. We estimated that it would have taken more than two hours to create links for the 23 events in last week's update. As there is a relatively short window for creating the update each week, adding this amount of time every week would make it very difficult for the staff to get the update out on time.
11/14/17	Jamie	Williams	I am aware that this topic has come up in the past. however am feeling increasingly frustrated about what is feeling like lack of security- specifically the back gate. This week I was behind an automobile (clearly civilian, not emergency vehicle) who used a code to enter through the back gate. I immediately snapped a picture & phoned the gate house. I emailed them the picture as well as gave exact description, direction car headed etc. Why would this vehicle have a code to access?? Additionally... I find it frustrating that no followup was put through. I emailed later in the day to inquire of the status of my report & was replied with "this was taken care of". I am curious what measures this includes (fine, written warning, etc?). Also... what prevents this same person, and others in the same situation, to simply do it again? Feeling frustrated- gated should equal feeling safe & secure. Thanks.	11/19/17	We appreciate owners being diligent in situational awareness and reporting suspicious behavior to our security team. We do have temporary South Gate codes that are issued for authorized personnel and owners using rental cars (these codes are changed monthly.) In this particular instance it was an employee of the sales team in a loaner vehicle while his was being serviced. As an increased level of security, cameras have been ordered and should be installed by the end of this year. It is also important for owners to be on the lookout for vehicles gaining access by following owners in through the South Gate. For safety purposes, block the gate until it closes or please call security with a vehicle description and the direction vehicle turns onto Hampton Lake Drive rather than confronting them in person.
11/16/17	Rick	Parrin	Thanks so much for attempting to answer last weeks question regarding the HCLA common area on Lake Bluff Dr to the east of the pond. I noticed a number of people (contractors?) looking at the area. It was seeded a couple of years ago, has no irrigation, is about 40% dirt, lots of erosion (mostly on the SW side), pieces of cement from nearby construction and frankly is an eye sore. When the landscape contractor mows, it creates a cloud of dust and tosses stones and sand into the street. The area deserves the same esthetic care that all other HCLA common areas enjoy and that have been completed much sooner than one year after residents have moved in. We were all asked to comply with the recent property inspections to assure rule compliance and property esthetics. This parcel deserves equal urgency. Thanks again. Rick	11/26/17	Your question was forwarded to the Developer. The Developer (i.e. Pratt Reed) has advised that they "are formulating a long term plan to grow grass in that area. To set expectations properly, we have missed the growing season this year and I speculate the winter seed that was put down last week will start to grow soon. We will reseed prior to spring as well."

11/19/17	Betty	Heath-Camp	It would be great if the Hampton Lake Weekly is revised to be easier to read. The print contrast is not good and the print could be larger. I often try to read it on my phone and the print is very difficult to read. It is also difficult to read on my large screen at home because of the contrast.	11/26/17	Thank you for your suggestion. The system uses a template that governs colors and font size, so it will require a bit more work than simply changing colors and font. However, we have plans to take a closer look at the weekly update after the first of the year and making it more readable will be part of that project.
12/2/17	Kim	Meiklejohn	Dry Dock - We have been on "the list" for about a year to store our 5th wheel camper. We were told when we moved in we were number 2 or 3 after being here for awhile we "had moved up to number 7" . Now I think we are number 5. We have our RV at a storage facility and have no complaints. We would prefer to have it here in Hampton Lake for security and ease of access. We had an opportunity to visit dry dock the other day and noticed there was a company taking multiple sites, small items stored in large spaces, several areas that could be utilized, heavy equipment sitting in the woods taking multiple spaces and what looked like equipment used to maintain Hampton Lake. I have been told that there are phase III people storing or being told they can store in Dry Dock without having to wait on the "list." Would it be a benefit to have a maintenance yard for Hampton Lake, allowing Dry Dock to be used for what it was advertised for. Can the "list" be made public?	12/10/17	There are several Hampton Lake members who have rented Dry Dock space to store equipment, which is probably the equipment that you saw. Space number 14 is reserved as a convenience for overnight parking for Hampton Lake property owners and is often used by new members when they first move in. Space 14 is assigned on a first come, first serve basis with a limit of two weeks per stay. Property owners are billed \$8.00 per night for their use of Space 14 at the Dry Dock. This is the only exception to being put on the waiting list. Although there is a possibility that storage space will be increased in the future, long term storage is not intended to be offered as an amenity that would be available for all members who might have a need for storage. It is impossible to predict how long a member will remain on the waiting list; however, no one moves down on the list – only up, or off in the event a member declines when a space opens up. Members can contact Jordan in the Boathouse to see where they are on the waiting list.
12/3/17	Carla	Moore	My next door neighbor installed a blue bird house last spring. For over 2 months in the spring the blue birds attacked my master bedroom windows from dawn to dusk (mating season). I could not find anything that made them stop. I am getting ready to sell or rent my home and soon it will be spring and the blue birds will start attacking the windows again. I see that blue bird houses are in preserve areas (perhaps for this reason?). Is there anything that can be done to fix this situation?	12/10/17	Many bird species have been known to peck at and/or fly into windows, including blue birds, cardinals, wild turkeys, and woodpeckers, to name just a few in our area. This behavior is thought to be the result of the bird mistaking their own reflection in the window for a rival bird. Some experts say that the key is to break up the reflection the bird sees so it does not feel threatened by a non-existent competitor. Window screens often serve as a deterrent. Other recommendations can be found at https://www.thespruce.com/stop-birds-attacking-windows-386449
12/17/17	ed	lumadue	What is happening concerning lack of hydro therapy at the Fitness Center?	12/24/17	As discussed during the community update following the November 21 Board of Directors meeting, Bryan Rhame has been asked to find an architect to identify options to convert our hydrotherapy pool into an outdoor hot tub area. To date, Bryan met with two architectural firms to discuss objectives and concerns. Both firms are working on a proposal.

Proxy Q&A – Published in Lakeviews March 26 2017

Members have seen many reminders to submit their proxy in advance of the Annual Meeting on March 29. There have been a number of questions about the purpose of the proxy and the annual meeting, so we'd like to take the opportunity to summarize the questions and answers in this space.

Question: Why can't I just bring my proxy to the meeting?

Answer: Once received, proxies are reviewed to verify it is filled out correctly, signed by a person eligible to vote and that only one has been submitted per household. The verification process is time-consuming and attempting it during the meeting or just before the meeting will delay the meeting unnecessarily. We ask for them to be submitted in advance to verify we will have a quorum and to avoid any delays to start the meeting for the convenience of our members.

Question: How many members does it take to have a quorum?

Answer: HLCA by-Laws require a quorum of 20% of the membership. Today, a quorum requires 195 proxies.

Question: What if we don't have a quorum?

Answer: If we don't have a quorum, we can't have an annual meeting. We would have a town hall meeting instead, where we can talk and hear presentations, but we cannot conduct any HLCA business. The annual meeting would need to be rescheduled to a later date.

Question: Why do we wait a whole year to approve the minutes? Why not approve them shortly after the meeting?

Answer: Because the annual meeting is a membership meeting, bylaws require another membership meeting to approve the minutes of the last membership meeting. That would just create another set of meeting minutes that need to be approved by the membership at the next meeting. Membership meetings require proper notice in advance of each meeting, including the agenda and minutes of the last meeting.

Question: Can spouses each submit a proxy?

Answer: No, the by-laws only allow one vote (or proxy) per unit. If multiple proxies from a single unit are submitted, only the last one submitted is counted.

Question: What is the difference between the annual meeting and the board meetings?

Answer: The annual meeting is for all members. It must be held between October 1st and March 31st each year. It is a membership meeting where members vote on the business items on the agenda. Our governing documents require at least one membership meeting each year. A quorum of members (20%) is required to hold any membership meeting. Board of director meetings are for the board to conduct business and

vote on items before them. Governing documents require at least one board meeting per quarter. A quorum of board members (3 of 5) is required to hold a board meeting. Board meetings are always open for members to attend to witness the business being conducted.

Turnover/Takeover Q&A – Published in LakeViews June 5, 2016

Members have raised a number of questions about “turnover” and “property transfer” in a variety of forums, including several questions previously published LakeViews as well as community meetings and one-on-one conversations. As this is a complex topic involving a process that will continue over a period of time, we wanted to take this opportunity to clarify terms and events.

WHAT DOES IT ALL MEAN?

Community "Turnover" (Declarant Control) vs. Community Property "Title Transfer"

"Turnover" is when the declarant relinquishes control of the community by no longer having a majority position on the board of directors. At present there are two owners on a five member board. At turnover, members will elect six owners to the board and the declarant will have one board member. Per the covenants, turnover may occur on (1) December 31, 2021, or (2) when 75% of units planned have been sold, or (3) 95% of total units have certificates of occupancy. According to the covenants, the declarant has sole discretion for deciding which of these three milestones trigger turnover.

"Title transfer" refers to the change of property ownership; title transfer occurs when the recorded deed to property is transferred from the declarant to Hampton Lake Community Association (HLCA.) On January 14, 2016, the declarant started the property title transfer process with the appointment of the "Property Transfer Committee". As HLCA already has responsibility for all maintenance and repair of common property, the main impact for HLCA holding title is the property tax treatment and the possibility of a property tax savings for HLCA.

Although in many cases turnover and title transfer occur around the same time, there is no requirement to do so. In the case of HLCA, they will not occur at the same time. At Hampton Lake, the property transfer process has already started. A Property Transfer Committee has been appointed, and the title to the amenity center has been transferred from the declarant to HLCA. While the title of the lakeside amenity center has been passed to HLCA, the transfer process isn't complete until the joint inspection and report is done. The next step is for the declarant to activate the property transfer committee to complete the inspection. This is expected to take place within the next month or so. We are likely to have multiple transfers of title of separate parcels before we have turnover.

This communication is to help clarify any confusion or misconception about the difference between Title Transfer and turnover of the HLCA. Although it has been covered in two recent board meetings and the minutes posted on the community website, we realize that there are many new residents who possibly have not had the opportunity to familiarize themselves with the appropriate documents. We also realize that it might be a perfect time to clarify for all residents what it means and where to find the information.

Here is where to find the details in the Governing Documents:

Community Charter Sections:

2.1 The Declarant; 3.1 Designations of Properties Comprising the Community; 17.2 Conveyance of Common Area; 17.3 Acceptance of Common Area; 17.4 Property Transfer Accounting Procedures; and Exhibit "D"

By-Laws of HLCA; Article 3.3 Selection of Directors; Terms of Office (before & after Declarant Control, i.e. "turn-over"); & Article 4 Transition from Declarant to Owner Control

Your resident board members hope this will help members to reach a better understanding of what it means, and where to go to find even more detailed answers.