

First Name	Last Name	Questions Published through May 15, 2022	Publish Date	Response
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.
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.
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.
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.
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.

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.
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.
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.
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

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.
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.
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.

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.
Joseph	Sobowicz	Why doesn'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.
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.
Skip	Magee	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	03/13/16	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.

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 and committee are filled; e.g., by election, by appointment, by volunteer, etc. - when the chair and member positions of each board and 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>
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>

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.</p> <p>Developer, step up and take responsibility for your lots.</p>	03/20/16	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.
Gabe	Guarente	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?	03/20/16	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.
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.
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.
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.

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.
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.
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.
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 noseums 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.
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.
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.

dick	martinez	<p>When we were building our house in '14 and many others prior and subsequent to, were required to retain old growth trees to improve the environmental landscape of the property.</p> <p>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 which a 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 integration of the house and old growth.</p> <p>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 dramatic change?</p>	04/17/16	<p>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.</p>
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 of 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 take 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>

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>
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>
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>
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>

Myles	Schulberg	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? Thanks.	05/01/16	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.
Alan	Metevia	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: 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.	05/09/16	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.
Linda	Lyons	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.	05/09/16	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.
Sheila	Armour	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. Also, what time do the construction crews have to be out of HL in the evening? Thank you, Sheila	05/16/16	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.

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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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	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.
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	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.
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 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>	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 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</p>

			<p>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 after receipt of the written notice.</p> <p>14.6.2. If the alleged violator fails to request a hearing within that time, the right to appeal to the CC is forfeited.</p> <p>14.6.3. If the maximum allowable fine (\$1,000 total) is reached before the hearing, the right to appeal to the CC is forfeited</p> <p>14.6.4. If the alleged violator requests a CC hearing, the Chair of the CC will convene a Complaint Resolution Meeting within no more than twenty (20) days from delivery of the written notice of violation (above) from the GM. These meetings will be conducted in executive session and will involve only members of the CC and the alleged violator(s). No outside legal or other representation shall be permitted. All issues will be held in strict</p>
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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>

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 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>
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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>	06/19/16	<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>
Lynn	Oberg	<p>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.</p>	06/19/16	<p>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.</p>

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.
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.
Ted	Knically	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 feet 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.
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.

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>
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>

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: "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: "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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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 algae 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>
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>
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>
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>

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.
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.
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.
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.
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.

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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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 - 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: 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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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.", REIcoop.com calls falling "inevitable".
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.
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.
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.

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.
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.
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.

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.
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.)
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.

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>
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>
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>

Lynn	Oberg	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?	09/18/16	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.
Sheila	Armour	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 ? Thank you	09/25/16	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.
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.
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.
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.

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	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.
David	Bertschi	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	10/23/16	NA
Tom	Catalano	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)?	10/23/16	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.
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	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.

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/fhwas12004/fhwas12004.pdf . Please let me know if I can be of further assistance.
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.
Skip	Magee	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?! am assuming the amount must be in the tens of thounds range. Thanks in advanceskip magee	11/13/16	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.

Alan	Metevia	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	11/13/16	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.
John	Norton	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.	11/13/16	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.
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.

Mark	Woodruff	<p>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.</p>	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. 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>
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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>
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.
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.
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.

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.
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.
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.
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, BVB, 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>

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	<p>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.</p>
Bernadette	Almasy	<p>Who is responsible and what is the process for having courtyard circles and eyebrows landscaped and maintained?</p>	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>
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 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.
Bruce W.	Bowe	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.	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>

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."
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.
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.
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.

Joseph	Sobowicz	Over almost 7 years I have been living at Hampton Lake I have seen the hydrotherapy 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 use the area for something else. The hydrotherapy 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 hydrotherapy pool correctly and if so, shouldn't he bear the responsibility 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.
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.
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.

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
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	<p>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.</p>

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>
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>

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>
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>

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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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	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.
Tom	Nickles	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?	01/22/17	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.
Linda	Diaz	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.	01/22/17	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.
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>

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..."
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.
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.
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.

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.
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 Driver. 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.

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
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.
Nancy	Cantor	Regarding this amended rule: 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). 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?	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.

Myles	Schulberg	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.	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.
Bob	Foreman	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".	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.
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.

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.
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."
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

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.
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.
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.
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.
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 made available at the pool. We hope to have these items available soon.
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.

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.
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.

AI	Bennett	<p>1. Specifically, how is the Declarant's written response to the Property Transfer Committee's report in the best interest of the Association?</p> <p>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?</p> <p>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?</p>	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.
AI	Bennett	<p>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?</p>	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.
AI	Bennett	<p>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?</p>	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.

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.
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.
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.
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.

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.
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.
AI	Bennett	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? 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.)	05/07/17	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.

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>
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>

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>
AI	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. 2. HLCA management is not aware of such a report. 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>

Thomas	Whitmore	I am very disappointed in the way the hydro pool survey is worded. I stoped 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?	05/07/17	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.
Paul	Golden	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? Paul Golden	05/07/17	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.

Myles	Schulberg	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.	05/07/17	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.
Skip	Magee	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	5/14/17	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.

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	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.
Thomas	Catalano	<p>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?</p>	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 membership 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.
Larry	Taylor	<p>Where can past questions and answers be reviewed? Thanks!</p>	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.

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 Rhame was, and remains the HLCA General Manager.
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.
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.
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 need to be aware of this and drive accordingly.

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>
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>

AI	Bennett	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?	5/21/17	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: 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 Wiggin 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
AI	Bennett	Have any Association funds been used to remedy Developer design, construction and/or maintenance defects? Are there any plans to use Association funds to remedy Developer design, construction and/or maintenance defects?	5/28/17	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.

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>
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>

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>
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>

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.
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.
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.
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.
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.

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.
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.
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.
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.
Stephanie	Lamontanaro	Can you place time of event next to the events on "Save a Date". I am a new resident and do not know where to find the time(s) of the events. Also, time schedule of the pool, tower service and the hours of Back Water Bill's restaurant/ bar. Can the different time schedules be included in the News letter each month? Thank you.....	7/2/17	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.

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>
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>
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>
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>

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>
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>

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.
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.
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>

Vince	Almasy	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?	7/16/17	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.
Gary	Rhodes	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. Please clarify...Thank you. Gary Rhodes	7/23/17	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.

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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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>
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>

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>
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>
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>
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> <ol style="list-style-type: none"> 1) The initial spring the pool was not heated 2) The hydrotherapy pool is no longer available and a decision has not even been made on its replacement 3) My husband and his father were stuck on a boat for 	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 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</p>

		<p>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>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>
Kendra	Gerace	<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</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</p>

		\$168,000 in HOA fees, and that regular maintenance doesn't seem to be a priority.		<p>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>
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>
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>

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>
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>
Larry	Ruocco	<p>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.</p>	9/3/17	<p>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.</p>

Betty	Brusco	<p>This is a follow up question about Pine Shadow and Hampton Lake Crossing with the speed limit.</p> <p>Follow up question from Larry Ruocco</p> <p>. 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.</p>	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.
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.
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>

Donna	Gurganus	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 eliminate or at least greatly reduce this messy situation however before buying and installing I wanted to make sure of any approvals required. Donna Gurganus	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.
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.
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.
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.
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.

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 maiboxes/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.
Myles	Schulberg	The dog park kiosks, as are in the Outpost kiosks, need overhead fans to ameliorate the warm whether 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.
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.

Ken	Tschupp	<p>We recently moved into the Lake Bluff section of Phase 3 and live on Foxpath Lane. The HCLA 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.</p> <p>Can you please tell me what plans the HCLA has for these common grounds and the date they might be implemented? Thank you!</p>	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.)
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.
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.
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.
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.

Steven	Mitchell	<p>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.</p> <p>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.</p>	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.
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	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.
Philip (Phil)	Day	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.	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.

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.
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.
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.
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.
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.

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.
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.
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."
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.

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.
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
ed	Iumadue	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.
Steve	White	I've had two flat tires in the last three weeks with long screws extracted from the tires. I took a five mile walk today around Hampton Lake Crossing to the Sugarberry area to Flatwater. There are long nails all over the roads. I would like to suggest that the contractors police the roads when they are done for the day. It might save others the misery and expense.	1/14/18	<p>Thank you for the suggestion. The requirement for contractors to police the road near their construction site each day is already in place. However, policing all of the contractors to ensure that they do it is nearly impossible. 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.</p> <p>We have several additional practices in place to try to minimize the problem. We run a utility vehicle with a magnet up and down all of the roads each day. The vehicle has a magnet on the front and the back to increase what is picked up. We also use a sweeper and blower. Gail Garbett is talking to our landscape contractor about bringing in a vacuum truck to further minimize the amount of debris in the roads. We will continue to be as diligent as possible.</p>

Pam	Brotschul	Do we still have the ability to "rent" the "vacation rental home" listed on the left side of the weekly update?	1/14/18	At this time, there is one unit in the vacation home rental program. The owner of the home is currently renting that unit under a long term agreement to members whose home was severely damaged by a lightning strike. Our understanding is that once the damage caused by the lightning strike is repaired to the current tenant's home, the rental home is scheduled to return to the short term rental program. There is another owner who is researching the possibility of placing their home in the Arbors in the short term rental program, but they have not finalized any decisions at this time.
Joseph	Olszyk	Can't find anyone around today being Monday but wanting to find out why I have hundreds of fish of different sizes dieing around my dock today. Why should this happen and is someone going to clean it up, as it is beginning to smell. Thanks.	1/14/18	Unfortunately, the unusually cold weather we have had recently appears to have caused many fish all over the southeastern part of the United States to die or become "cold-stunned." According to Wade Bales of Quality Lakes, our lake maintenance contractor, the extended cold temperatures stresses the Threadfin Shad. This stress causes them to be more susceptible to disease and it is not uncommon for schools to die. According to Wade, more cold weather over the next few weeks may result in similar situations, but there is no biological reason to perform a clean-up. As per the discussion between you and Bryan Rhame, if it becomes a problem warranting further attention, please let Bryan know.
Louisa	Coughlan	I have purchased a card to be able to use the facilities on and off hours. Why is it that the bathrooms are often not open? If it takes a log of who is going in and out of the fitness center, then those people should be allowed to use the restroom while there.	1/14/18	The locker rooms are not open after hours, but the restrooms on the opposite side of the fitness center are always open. Members can walk past the fitness class room and turn right down the short hallway to locate these rest rooms.
Louisa	Coughlan	I noticed that the Sauna and Steam Room are now going to be controlled by the front desk. Does this mean that I have to indicate to the front office how long I wish to be on a timer for using that amenity? Why was this decision made?	1/14/18	Thank you for the suggestion. The requirement for contractors to police the road near their construction site each day is already in place. However, policing all of the contractors to ensure that they do it is nearly impossible. 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. We have several additional practices in place to try to minimize the problem. We run a utility vehicle with a magnet up and down all of the roads each day. The vehicle has a magnet on the front and the back to increase what is picked up. We also use a sweeper and blower. Gail Garbett is talking to our landscape contractor about bringing in a vacuum truck to further minimize the amount of debris in the roads. We will continue to be as diligent as possible.
Jay	Martinez	With 50% of the households now living in Hampton Lake, and another 700 households yet to move here, it is becoming increasingly obvious that the capacity of some of our amenities may be an issue in the future. Does Hampton Lake's master plan have any undeveloped acreage, such as 5 - 7 acres, set aside to address additional amenities our community may need in the future? Should it? Or, is all of the available land for future amenities limited to what is located by Spring Lake? Is that adequate?	1/21/18	According to the developer, the property designated for future amenities has been defined. The phase 3 amenity center, which currently includes Crystal Lake, will include an additional pool, pickle ball courts, basketball courts, and a large pavilion, as well as other features. This 15 acre amenity center is in the master plan approved by the Town of Bluffton. There are no current plans to set aside any additional amenity space. Plans were presented at the April 5, 2017 Board of Directors Meeting; members can view the developer's presentation on the HLCA website here.
Mike	Peery	I am curious as to the annual requirement to replace vehicle decals? I realize this is a substantial revenue stream for the community, but this could even be further enhanced by not having the expense of procuring new stickers every year. I would gladly pay the fee and submit my insurance documents each year. The vast majority of other communities do not replace decals annually and I feel the continuity and uniformity would make it easier for our Security Patrol to accomplish their duties.	1/28/18	Replacing member vehicle decals annually is a security measure; it does not provide a revenue stream as members are not charged to renew their vehicle decals. Annual replacement of the decals serves two purposes in that a current decal verifies that a members' car has been registered with Hampton Lake, and also provides a visible symbol that makes it easier for Security and other members to recognize. If vehicle decals were not replaced each year, it would be impossible to tell former members' vehicles from that of current members. There is a small fee only for replacements and/or additional bar code stickers for the South Gate (back gate.) Members receive the first bar code sticker at no charge, but replacements or stickers for additional cars cost \$12. These stickers are not replaced each year; they are good for as long as the member has the car. The bar code is deactivated when a member moves or is issued a replacement for a new car.

Anna	Levonyak	<p>I have additional questions regarding last weeks posted question. The question posed was "what are the plans to accommodate our obvious growth with regards to future amenities ". Your response was to list the planned amenities in phase 3.</p> <p>We are already feeling growing pains when it comes to partys and functions held in the Lakeview room. Use of the screened porch is suboptimal as it is not heated or air conditioned. A pavilion in phase 3 does not appear to be a solution to a problem that will only get worse with time. Are you open to modifying the porch and/or the pavilion?</p> <p>Thank you, Anna Levonyak</p>	1/28/18	<p>The question last week asked if any acreage was being set aside for future amenities, and the answer published from the developer stated that no additional land was being set aside other than the planned 15 acre amenity center by Crystal Lake. The details of the large pavilion in phase 3 won't be known until the developer starts its design, but the reason it is part of future amenities is to accommodate community growth. Modifying the screened porch as either a developer improvement or as a community capital improvement project has been considered in the past and will likely be discussed again in the future. However, when the 2017 Member Survey asked "Are you will to pay more for enclosing the screened porch?" 68% of members said No. This is consistent with the 2015 survey, in which 68% of members said No.</p>
Beth	Brush	<p>What is the difference between HL fees and HL dues and how are they calculated?</p>	2/11/18	<p>Each year as part of the budget process the Board of Directors approves the "Annual Assessment" for all Units. The HLCA Controller (Brenda Matthews) then divides the Annual Assessment into "dues" and "fees" using a fixed percentage. This fixed percentage is based upon an audit by SC Department of Revenue that determines what percentage (i.e. 32%) of our annual assessment is subject to the SC Admissions Tax (7.5%). The Admissions Tax is imposed upon the paid right or privilege to enter into or use a place of amusement. Using our 2018 Annual Assessment as an example, the Board set the assessment at \$3396 per year. Rounding to the nearest dollar and using the fixed percentage of 32% for dues that are subject to the 7.5% Admissions tax, this breaks out as \$1089 in "dues" plus \$82 in tax. The other 68% of the annual assessment, \$2307 is invoiced as "fees" and is not subject to tax. Although members typically to refer to our total annual assessment as our dues, per our governing documents, assessment is the correct term. For accounting purposes, Brenda uses "dues" and "fees" to distinguish between the taxable and non-taxable portion of the annual assessment.</p>
Chuck	Emery	<p>I understand from my builder that Crystal Lake homes will not have a mail box in front of each house. The houses directly across the street have them. Is this correct and if so what's the reason?</p> <p>Thx, Chuck</p>	2/11/18	<p>The United States Post Office has a regulation that requires new residential developments to use cluster box mail centers instead of individual mail boxes in front of each house. Our developer, HL Development LLC, has worked with the local postmaster and the Town of Bluffton on an implementation plan, as a mail center was not part of the January 2015 approved phase 3 development plan. Currently, the plan is to construct a cluster box mail center to service new homes on Castaway Drive, Lilly Dipper, Sugarberry Lane, and Quarter Casting Circle, as well as future development in Southern Sandhill. At least for now, the balance on Lake Bluff, Lake Point Circle, Reflection Point and parts of Flatwater Drive will continue to have individual mailboxes. Homes on the far side of the wooden bridge will be part of a mail center.</p>
Jeff	Lake	<p>Has any thought be given to hiring an older person to be our pool attendant? While the young people are very nice, I'm sure they feel intimidated at times to have to admonish someone who is old enough to be their parent or grandparent. I'm sure that having to give direction to people their own age is also difficult for them.</p> <p>I have worked security at a few pools on HHI and I know it takes tact and assertiveness to be effective in maintaining pool rules and regs. Younger people just don't always have this skill due to lack of experience. That's not to say they couldn't, but an older person commands more respect and authority in my experience.</p> <p>Attendance at the pool has increased dramatically in the last few years to the point that we should evaluate the methods used to keep it safe and enjoyable for all</p>	2/11/18	<p>Hampton Lake does not discriminate against job applicants because of age, we look to hire individuals who are capable of performing the job, which involves spending many hours in the heat and humidity of our summer weather, opening and closing the umbrellas, and emptying the trash cans. The workforce is filled with younger workers who give direction to people old enough to be their parents, as well as people their own age. It is hoped that our members, and their guests, will not ignore requests or be disrespectful of the pool attendants or any other employee simply because they are young.</p>

		residents. We have made a good start with the resident database. We need to continue our efforts to keep Hampton Lake an award winning community.		
Gary	Liskow	Hello, Any updated timeframe when construction of the Crystal Lake pool will begin?	2/17/18	Your question was forwarded to the Developer. The Developer (Pratt Reed) advised that there is no firm date as yet; he hopes to have an update to report at the March 29 Annual Meeting.
sandra	campeau	In the interest of safety, why not put a convex mirror on the bridge at fish dancer so we can see cars coming. It is dangerous crossing that road, you cannot see cars until you start across the road.	02/25/18	Thank you for your suggestion. There have been many suggestions regarding the intersection of Fish Dancer Court and Hampton Lake Drive. The Grounds & Facilities Committee has been asked to investigate the issue, research the suggestions and other possible solutions, and develop a recommendation. Hampton Lake is fortunate to have several members on the G&F Committee that have strong background in public safety, traffic, and engineering.
John	Landsberg	I have noticed that Hampton Lake has a mosquito misting system around the pool area and basketball/pickleball courts. I have never seen it working and am wondering if the system is operational. Thank you.	02/25/18	The misting system is not operational. We have a contract with our exterminator to use backpack blowers to spray for mosquitoes and gnats.
Tim	Scavone	Will there be an opportunity to rent Paddle Boards for use in Crystal Lake?	03/04/18	HLCA has no plans at this time to provide paddle boards for use in Crystal Lake. It would be up to owners to purchase them for their private use.
Jim	Harrison	The water bubblers on the east side of Anchor Bay are not working. The electric motor next to my house is not running. Someone needs to check it out.	03/11/18	The aerators were turned off for the winter and are scheduled to be turned back on in the next few weeks. This is standard practice.
Maureen	Slater	Family coming April 15th from up north with children looking forward to the pool. Can it be used if not heated? Maureen	03/04/18	The pool is being re-surfaced, a project that is scheduled to start the week of February 26 and weather permitting, is expected to conclude by April 1 for the main pool and the following week or so for the adult pool. The main pool will not be able to be heated until the new surface has cured, usually in about 30 days. Although the pool will not be heated, members and their guests should be able to use the pool upon completion of the re-surfacing project.
Myles	Schulberg	At a past Town Hall or BOD meeting, mention was made that additional dog waste stations would be installed in 2018. Is it known, how many, where, and when? Thanks.	03/04/18	The eight additional dog waste stations are scheduled to be installed in March and April. The locations, which were recommended by the Grounds & Facilities Committee, can be found on the Board of Advisors Documents page of the HLCA website. Click here for a map of the locations.
Daniel	Connolly	I have noticed lately that Crystal Lake has gone from a beautiful clear blue color to a dark green. There is brown alge growth on the bottom now. Dosen't look as inviting as it was a few weeks ago. Any plans to address this as we move into warmer weather?	03/04/18	When we have days with clear blue skies, the beautiful clear blue color in the lake is the water reflecting the color of the sky. On cloudy days, or when the sun is at certain angles, the lake will not appear blue. Crystal Lake is a manmade lake; it is not a swimming pool with constant filtration and chemical treatment. Mother Nature provides the water in the lake and it supports normal and healthy aquatic growth. The warmer weather has caused it to green up. Crystal Lake is monitored weekly and will be treated this week by our lake management contractor. Phosphorous reduction chemicals will be applied in March to aid in reducing green up potential throughout the summer. The brown film on the bottom is not algae but iron that has precipitated naturally out of the soil.

Jenn	Mckinley	I was wondering if the playground was going to be resurfaced at any point? There are many areas that are pretty run down. There is also a big issue with bumble bees that have been crawling into holes on the play set, can this be sprayed? Thanks!	03/11/18	We have put a work order in to have the bees treated. We will reevaluate our financial position in the 4th quarter to see if it is feasible to have the playground resurfaced this year, or it will be done in 2019. We are currently finding it hard to get competitive bids for the work. Thus far we have found only one qualified company.
Vince	Almasy	I noticed activity in the woods separating Fording Ct. and Bluffton Pkwy. A large piece of equipment clearing trees. Would this be to complete the HL boarder fence that currently ends behind 59 Fording Ct.? Thank you.	3/18/18	This parcel of approximately 20 acres between Bluffton Parkway and a section on Fording Court, parallels Bluffton Parkway, is not currently part of Hampton Lake and is zoned for mixed use, residential and commercial. The owner has not announced any plans for development and HLCA currently has no plans to construct a fence bordering this property.
MARK	WOODRUFF	When will security begin to enforce the rules for un registered vehicles. I see a lot of 2017 decals on vehicles. If we let every vehicle thru the gate then is security really do their job? I believe that decals have now been available for three months. By allowing all of these vehicles thru the gate we are most likely allowing persons who are no longer dues paying members unrestricted access into the community.	3/18/18	Members who attempt to come through the main gate without a new 2018 decal are stopped by security to complete the registration form and obtain a new sticker. We believe that many of the cars that you see without a 2018 sticker are coming in the back gate. This past week, security was posted at the back gate at various times. Violators were stopped, and their 2017 decals removed. They will have a 24 hour notice to replace their decal before receiving a citation.
Kim	Meiklejohn	What is going on behind Fording Ct. in the woods. It appears there is some kind of clearing going on in an area that was/is considered the preserve?	3/18/18	This parcel of approximately 20 acres between Bluffton Parkway and a section on Fording Court, parallel to Bluffton Parkway, has always appeared on the master plan as "future development" and has never been a designated nature preserve. Members can view the map from 2007 on the HLCA website, under Other Resources in the BOD section. It is not currently part of Hampton Lake and the owner has not announced any plans for development.
Al	Rudnickas	Who is responsible for maintaining the retention ponds in Phase 3, and the turf areas around them?	4/1/18	As this area is still considered under development, this question was forwarded to the developer, Pratt Reed. He replied "The banks of these ponds are on the schedule to be seeded. With the colder weather moving back in, we are waiting for the ground temperature to warm up before we rake and seed the lake banks. It should be likely that the planting will occur before the end of April, weather permitting. After that point, The Land Works Group will be responsible for long term care and maintenance." When asked about the part of the bank that appears to be collapsed, he further replied "The side of the lake along the road is being used by KHov subs for parking. They are aware of this and will address it. The wash out was caused by improper silt fence by the builder. Again, they are aware and agree to fix it. Not sure on the timing yet."
Frank	Barbieri	Several members inquired about property behind Fording Ct. My understanding is that is not part of HL. The town shows an access road exiting on to Fording Ct. Should I contact the Town to explain why it is shown this way?	4/1/18	As presented by the Developer at the March 29 Annual Meeting, the 20 acre property between Fording Court and Bluffton Parkway will be added to Hampton Lake Community Association. The conceptual plan adds 54 residential lots, typically 47 ft wide x 120 ft long. This includes 14 additional lots on Fording Court and a new road from Fording Court to the other 40 lots."
Ed	Kelly	I know that security checks the dumpsters nightly and if they aren't covered the builder gets fined. Where does that money go? What if anything is it allocated for? There is so much trash everywhere in the community, including all our waterways from the builders. Whether it's building materials coming from the building of the homes or the contractors throwing trash down. We all do our part to pick it up, though it doesn't seem fair that they continue to make the mess and we are the	4/1/18	All fine revenue collected goes into HLCA's operating account. As with other revenue collected, fine revenue goes to pay operating expenses, including trash clean-up by our lake maintenance and landscaping contractors. We have sent an email to the President of Construction and all of the management at Khov to let them know that this issue has become a reflection on them. KHov has promised to address this with their trades and continue to make every effort to police our sites and keep our dumpsters covered.

		<p>only ones cleaning it up.</p> <p>I propose using the funds collected from the fines, to pay for a cleanup monthly. If the funds collected do not cover the cost of the cleanup, then we need to increase the fine or charge back the cost of the cleanup to the builders.</p>		
Debra	BARBIERI	<p>Hampton Lake property [chain link fence] behind Fording Ct has</p> <p>been damaged by falling trees. In some places, the fence is completely</p> <p>opened and a major security issue.</p>	4/1/18	We will have our fence contractor come out to give us an estimate and make the necessary repairs.
Al	Rudnickas	Who is responsible for maintenance of and around the retention ponds in Phase 4? (Second submission)	4/1/18	As this area is still considered under development, this question was forwarded to the developer, Pratt Reed. He replied "The banks of these ponds are on the schedule to be seeded. With the colder weather moving back in, we are waiting for the ground temperature to warm up before we rake and seed the lake banks. It should be likely that the planting will occur before the end of April, weather permitting. After that point, The Land Works Group will be responsible for long term care and maintenance." When asked about the part of the bank that appears to be collapsed, he further replied "The side of the lake along the road is being used by KHov subs for parking. They are aware of this and will address it. The wash out was caused by improper silt fence by the builder. Again, they are aware and agree to fix it. Not sure on the timing yet."
Jeff	Toker	<p>Now with the apartments open people are having to question</p> <p>where the entrance to our community is. Can a sign be placed at the circle to direct people to our security gate?</p>	4/1/18	Thank you for your suggestion. There was such a sign prior to the construction of Benton House. HLCA will endorse your suggestion and present it at the next Hampton Lake Road Association Board meeting.
Monty	Jett	With all of the new construction in Phase III, can we open a construction entrance ? This would alleviate some of the construction traffic from the front entrance and in front of the amenity center.	4/8/18	Members who attended the March 29 Annual Meeting were able to see renderings showing the developer's plans for the additional gate that is anticipated to be constructed in the first quarter of 2019. The renderings show that there will be two entry lanes, one that uses a bar code for members only, the other for all other traffic. The renderings will be posted on the HLCA website, along with the minutes of the meeting.
Myles	Schulberg	On the myhamptonlake site, the HL Rules and Regulations posted are dated Spring 2017. Since then, however, there have been BOD-approved rule changes which are not showing. When will the Spring 2017 posted rules on myhamptonlake be updated and how often are the posted rules updated on myhamptonlake? The concern is that property owners are not seeing the most up to date rules when looking on myhamptonlake. When the BOD approves rule changes, cannot those changes be reflected in the HL Rules and Regulations on myhamptonlake contemporaneously?	4/8/18	The most current version of the HLCA Rules & Regulations is now posted on the HLCA website. We will do our best to post the most current version promptly after any future changes.

Penny	Perlman	I would like to know what is going to be done with the open piece of property across the street from my house on the lagoon side. I saw some sod put down only close to the lake. The rest of the property also needs it! Can u also tell me who is responsible for that property? Right now there is much dirt blowing and home owners using it for a dog relief destination preventing anything from growing. Also is the fire hydrant the only way to hook up to water? Your response is appreciated. Thank you.	4/29/18	As the area is still considered under development, the question was forwarded to the developer, who advised that sod will be put down between the pond and the road in the next few weeks, weather permitting. The developer reports that irrigation is currently done by using a BJW&S meter attached to the hydrants.
Donald	Gray	Several weeks ago, what I believe to be a pump apparatus was placed adjacent to the Dockside Park. It remains completely visible, with no effort to conceal it. Furthermore, there is an open ditch extending from the pump to the lake. This is dangerous and looks terrible. Surely no homeowner would be allowed to construct anything like this. Can you please tell me how long before the developer or HCLA will do something about the appearance?	4/15/18	The PVC pipe was a temporary solution for irrigating the amenity area lawns while a new well was being constructed. The new well became functional this week and the temporary line is scheduled to be removed by Tuesday of next week.
Donald	Gray	The area adjacent to my home is designated as "freshwater wetlands" and I was told I was not able to intrude on them in any fashion. However. several weeks ago a large white PVC pipe was laid well into the wetlands, but easily visible from my home. It runs from a hydrant on Pine Shadow Court to a pump adjacent to the tennis courts (also recently constructed). My wife spoke with the general manager about the pipe ruining our view into the woods, and shortly thereafter a crew raked leaves over it to cover it. That solution lasted about 24 hours. If it is the neighborhood's intent to leave the pipe there - a more effective means of concealing it needs to be implemented. Either bury it, or paint it a color to match the adjacent ground.	4/23/18	Your question was forwarded to the developer. His answer is as follows "We are planning on landscaping this in the next few weeks. The plan has already been approved. The Landworks Group is taking care of this."
Melanie	Nelson	In looking at the Reed slide show of the new development, I don't see the pool that is in the picture outside the sports complex where the Barn was suppose to be built. It was my understanding it was to be completed in the summer of 2018. Is it not in the plans now?	4/23/18	The developer reports that they are in the process of working with architects to start the design process for the pool and the barn (sometimes referred to as a pavilion) that will be located in phase 3. We don't have a timeline for completion as yet.
Gary	Liskow	Does Hampton Lake have any plans to expand permission other then the one carrier for TV/Internet/Phone that is currently allowed in the development? (for example FIOS)	4/23/18	The issue of which providers of Internet/phone/TV serve Hampton Lake is not a matter of Hampton Lake giving permission. The current provider, Hargray, made the initial investment to create the infrastructure for these services. Due to the high capital cost of installing addition cable lines to compete with Hargray, it is unlikely there will ever be two cable / hard wired internet providers in Hampton Lake. Alternatives are satellite or cellular service.
Holly	Page	Can you please tell me if HL is going to take care of the walls with tabby that have mildew on them. I noticed alot of mildew around the Tower Bar, pool area, and screen porch. It looks terrible. My husband uses a product Wet & Forget moss, mold, mildew, and algae stain remover that works pretty good on our house. The sidewalks also look like they need to be power washed in those same areas. If you would like, I could send you some pictures of the areas I'm	4/29/18	We have begun our spring pressure washing schedule. We have completed the pool chairs, restroom interiors, and adult pool cabanas. We will begin the main buildings next week and all of the community sidewalks are scheduled to begin May 7. Our goal is to have all of this work completed before Memorial Day Weekend.

		<p>talking about. Please let me know if anything is planned to be done anytime soon. Thanks Holly.</p>		
Ed	Pristas	<p>Are there any plans for H.L. to provide/offer paddle boards for residents to use at/in Crystal Lake? Similar to the kayaks offered at Lakeside.</p> <p>Same question re: Bocce Ball equipment</p>	4/29/18	<p>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. We are looking into supplying bocce ball equipment either from the Tackle Box or the Fitness Center.</p>
Penny	Perlman	<p>I am wondering when the irrigation on the pond across the street from my home will become more permanent. I understand that sod will finally be put down. I am sure that you will agree that the temporary setup is an eyesore! I also want to know if only sod will be put down or is it planned to have some trees? Needless to say, I have just re-landscaped my property and fresh pine straw as required to live here. I would expect that this piece of property should be landscaped properly in the very near future. Thank you for your response.</p>	5/13/18	<p>As this area still under development, the question was forwarded to the developer. Here is the response from the developer: I appreciate your concern regarding East Compass Lake. We have been working to get this area cleaned up and looking nice. We sodded the lake bank 3 weeks ago which is why we installed the temporary irrigation you are referencing. As far as the top of the bank is concerned, right now our plans are to bring in some topsoil and have this area heavily seeded, which will grow in nicely. The temporary irrigation is similar to what we have used in the rest of the community. This irrigation will in fact be removed once the sod is stabilized and the seed has germinated. There are no plans for any trees or other plantings.</p>
Gail	Grieco	<p>I asked a question a few ago regarding the possibility of using recycled cardboard "to go" containers at BWB instead of styrofoam which is pure poison. Patti was kind enough to send me a personal e-mail to let me know Robin would look into pricing to see if was feasible. I was wondering what the decision was on this environmentally friendly, body healthy choice? Can we make the switch?</p> <p>In addition, is it possible to not automatically put straws in beverages and only give if requested? In the long run it will save a few pennies (which do add up) but not using straws is another way to help save the environment and our waters -- Think of the images showing the poor turtles with straws stuck up there nostrils :(</p> <p>Thank you</p>	5/20/18	<p>Thank you for your suggestion. Many of the recyclable containers available are prone to leak or bleed through. However, after receiving your suggestion, we have researched several different recyclable containers and later this month we will begin a testing a product that we hope will work well.</p>
Dave	Brush	<p>After flooding that resulted from Hurricane Matthew, portions of Hampton Lake Drive were repaved. It appears that those areas are deteriorating rapidly and will require attention in the near future. Regarding overall paving and road repairs, I have several questions:</p> <p>1. Why have the post-Matthew repairs held up so</p>	5/13/18	<p>Hampton Lake Drive and Hampton Lake Crossing had the final top coat of asphalt completed in July 2015 by the Declarant / Developer at the time, Hampton Lake LLC. Hurricane Matthew occurred in October 2016 and we did not incur any damage to the roads from Matthew or from Irma the following year. The damage to the area of Hampton Lake Drive near the Dry Dock is currently being investigated in order to determine the responsibility. Investigation to date indicates the problem is created by water that is in the ground under the asphalt. We are working with engineers and geotechnical firms to determine the source of the water and to recommend a long-term solution. HLCA roadways are private and thus the Community Association is responsible for maintaining them. HLCA had a capital reserve study completed in 2014 and has scheduled an updated capital</p>

		<p>poorly?</p> <p>2. How are road repairs funded, by the HLA or the developer? Do adequate reserves exist that will fund major paving work in the future?</p> <p>3. After the developer builds out HL, will the roads be private roads maintained by HLA, or will the roads be maintained by the city or county?</p> <p>4. Finally, the large pothole on the Hampton Lake Crossing bridge just keeps expanding. Are plans in place to address this?</p> <p>Thank you!</p>		<p>reserve study for this August, which will include the future reserve funding needs for maintaining the roads, curbs, sidewalks, amenities and all common areas that are still to be transferred to the HLCA by the developer. The 2014 capital reserve study is available on the HLCA website. These studies provide valuable information to ensure we have funds set aside to maintain all of our grounds and facilities. The roads, curbs, and sidewalks make up about 50% of our reserve funds. HLCA budgets \$400,000 to \$500,000 per year to fund our reserve requirements. With over \$1.5 million currently in our CR account, HLCA does have the funds to make any necessary repairs. The repair work for the split in the asphalt on the bridge's is currently being scheduled and is covered by the warranty of the original top coat paving work done in 2015.</p>
Tom	McLaughlin	<p>The water access to phase 3 has overgrown vegetation on both banks. This makes it difficult to see on coming boat traffic especially around the curves in the waterway. Can some of this vegetation be removed or trimmed?</p>	5/13/18	<p>We would like to keep this area as natural as possible, however we will be removing some of the overhanging wax myrtles to improve the visibility in the "s" curve section entering and exiting the Phase 3 section of the lake. In several areas, it is only wide enough for one vessel. We would remind everyone to use caution and continue at idle speed until safe passage is verified. It may also be appropriate to toot the horn to alert other boaters of your presence.</p>
Pam	Brotschul	<p>Sorry for the delay but I would like to thank the grounds and facilities group for having the trees trimmed at the Fish Dancer curve. The work done has greatly improved the safety for people walking or driving in this vicinity.</p>	5/20/18	<p>Thank you, we're glad that members have noticed the improvement. There have been many member suggestions regarding the intersection of Fish Dancer Court and Hampton Lake Drive. In February, the Grounds & Facilities Committee was asked to investigate the issue, research member suggestions and other possible solutions, and develop a recommendation. During their investigation, they observed that the that overgrown vegetation, the magnolias in particular, blocked the sight lines and were a significant cause of the safety concerns for pedestrians and bikers at this location. Hampton Lake is fortunate to have several members on the G&F Committee that have strong backgrounds in public safety, traffic, landscaping, and engineering.</p>
Axel	Graf	<p>This is regarding the yellow silt barrier that is floating in the lagoon backing up to the homes on Lake Bluff Dr and Fox Path Lane . I believe that it no longer serves a purpose since all construction and landscaping is complete.</p> <p>I would like to see it removed, along with the debris that found its way</p> <p>around the edges of the lagoon.</p> <p>Further, the run off from construction over the last year or so and has been allowed to accumulated. We were told some time ago by a Developer's Representative that upon completion of the construction, it will be dredged. Now would be a good time.</p>	5/20/18	<p>The turbidity curtain in East Compass Lake is part of the erosion control measures required and approved by DHEC and the Town of Bluffton. They come out every week to inspect and then send us a report of their findings. We have to wait for their recommendation before we can make any changes or remove this curtain. As far as any debris or sediment, we will evaluate any necessary maintenance and/or clean up once the curtain has been removed.</p>

		<p>Thank you for your anticipated prompt attention to this matter,</p> <p>Axel Graf</p>		
Mona	Souza	Once the new main entrance to HL is operational in Q2 2019, will the current gatehouse continue to be manned? Thank you.	5/20/18	An additional Hampton Lake entry is planned to open by mid-2019 located at the River Ridge Academy intersection . The concept is to have a small guard house and two entry lanes, with one lane having a mechanical arm for owner vehicles with a barcode decal. While Hampton Lake will always have 24/7 manned entry control staffing, no decisions have been made regarding how staffing will be distributed between the two entrances. There will be a traffic study done with this new entrance to assist in determining how the intersection will be designed in regard to turn lanes, traffic light and crosswalks.
Rich	Rahmlow	<p>I live on Lake Bluff Drive and my concern is with the lagoon. There is a high amount of plant growth or algae all over the lagoon. This is disturbing and a new occurrence this year. I'm also frustrated with the banks along the lagoon, that while grass has been planted, it is not taking well, there are no planting's and it appears now that all of the homesites are developed, this is a forgotten area. As one of the first residents to occupy this area, we have lived with construction and this area in turmoil for a year and a half. Now that the building is complete, it's time to finish the common area to look as nice as the other common areas around the lake.</p> <p>I would appreciate a reply as to the plans and timing to bring this area up to the high standards of Hampton Lake.</p> <p>Thank you for your prompt attention and reply.</p> <p>Sincerely,</p> <p>Rich Rahmlow</p> <p>363 Lake Bluff Drive</p>	5/27/18	As this area is still considered under development, it's important to note that the developer controls development of the area, and HLCA has responsibility for maintenance. Regarding the first part of your question about the algae, HLCA GM Bryan Rhame has asked our lake maintenance contractor, Quality Lakes, to inspect the area and an algaecide has been applied to help control the bloom. Additionally, there is aeration in all three Compass Lakes, which helps to help reduce algae blooms. The question was forwarded to the developer for an answer to the second part regarding plans for the for the common areas surrounding the Compass Lakes. The developer reported that the common area has been seeded and is being watered with temporary irrigation. The developer has no plans for any trees or other plantings.
Ed	Kelly	The lagoon in phase 3 has a lot of stuff floating in it. What is it and is there a plan to clean it?	5/27/18	HLCA GM Bryan Rhame has asked our lake maintenance contractor, Quality Lakes, to inspect the area and an algaecide has been applied to help control the bloom. Additionally, there is aeration in all three Compass Lakes, which helps to help reduce algae blooms.

Linda	Lyons	As we know, the ARB requires the Dumpsters at construction sites to be covered nightly or the builder will be fined. I know that security has been doing a good job at logging problems. It appears that some builders respond quickly while others are treating this as a cost of doing business since even when they are fined, the dumpster is left uncovered. How quickly are fines assessed? Do the fines escalate if this is a recurring problem? Are any builders in arrears at paying their fines? How much revenue is collected from these fines?	5/27/18	Fines to builders are assessed as soon as a violation is discovered. Builders typically pay their fines fairly promptly, because they know that if they let it go too long the job will be shut down. In the event a job is shut down, all work must cease until the fine is paid in full. In 2017, \$65,800 was collected via builder citations.
Gail	Grieco	I would like to extend my thanks to Robin O'Neil, Bryan Rhame and all the members that helped make the positive change of switching from styrofoam "to go" containers to a biodegradable product at BWB's. I appreciate that we have this open forum to ask questions/make suggestions and management / committee members take the time to address. One more reason that Hampton Lake is our Happy Place.	5/27/18	We're glad that you are happy with the LakeViews forum and thank you for using LakeViews to make your suggestion. The new environmentally friendly containers will be available soon, once we have used up the inventory of the current containers.
Axel	Graf	Thank you for your response regarding to my previous question. Can you request that the Town look at this turbidity curtain as the lake slope has been stabilized with grass for several months. I don't think that it serves a purpose anymore. Maybe it's been overlooked, since they come every week. If you could do that, we would appreciate it and it would enhance all the houses in that area. Thank you, Axel Graf	5/27/18	Although the visible bank may appear to be stable, the primary function of a turbidity curtain occurs beneath the surface of the water. The curtain extends down about one to two meters from the water surface to help control sediment dispersion. A turbidity curtain, which is also known as a silt curtain, provides the necessary environment and time for the suspended sediment to settle to the bottom. You can be assured that this turbidity curtain is not being overlooked.
Jamie	Williams	As we approach the back gate from Hampton Lake Dr, there's a tree on the right-hand side, just before the scan reader, that several branches hang super low. Greatly appreciate a cutback to avoid car damage (especially those of us SUV drivers). Thanks!	6/3/18	The trees at the Southgate were trimmed this week.
Robert	Barrowcliff	Are there any restrictions on the use of large inflatables on Crystal Lake? By large I mean ones that may hold 4-6 persons. I found no restrictions in the HL guidelines for Crystal Lake. And I have already seen other large inflatables on the lake. I want to make sure there are no issues before I order such an inflatable. Thanks.	6/3/18	Large inflatables are prohibited on Crystal Lake. HLCA rule 4.14.11 states: "Flotation devices are permitted for non-swimming children. Any child who cannot swim must be accompanied by a parent or adult." Rule 4.14.21 states: "Paddle Boards are permitted in Crystal Lake. Kayaks, boats and canoes are not allowed."
Jamie	Williams	***correction to original mention... tree is AFTER you leave HL... between gate & Old Miller	6/3/18	The trees at the Southgate were trimmed this week.
Ro	Morrissey	We are celebrating our first Memorial Day here at Hampton Lake, having just moved in earlier this month to Lilydipper Court. We would like to say thank you to our neighbors on Quarter Casting for their warm welcome and all the friendly waves from residents as we find our way around HL. Even though there is still a great deal of construction in our area, we are hoping for a flag on our light pole	6/3/18	The American flags are displayed as the result of a member-led volunteer effort. This project to hang American flags began a few years ago with a limited number of flags hung along the main through streets of Hampton Lake Drive and Hampton Lake Crossing. Due to a limited amount of storage space and volunteers, there was no plan to expand to any of the side cul-de-sacs. This year, the Tiger Bass Race committee generously donated an additional 22 flags and holders to allow for the expansion into the newer area of Hampton Lake along the race route, which includes the through streets of Flatwater, Lake Bluff, Pine Shadow and Castaway. These new flags, along with the original 43 flags, now completely

		<p>at the Lilydipper circle for July 4th , as we were left out on Memorial Day.</p> <p>We are also requesting an update on the promised mailbox kiosk for our area. It has been more than frustrating to deal with a PO box that is a several mile drive from our home, to say nothing of the redirected shipments with no package delivery available to us from the USPS. I suspect the rest of our new neighbors impacted will feel the same way. Thank you.</p>		<p>fill the allocated storage space. At this time, there are no plans to expand any further to non-through streets.</p> <p>As for an update on the mailbox center, we do not have a firm date. The developer has promised to try and have it ready by September. The people who live on that street have been told they may install temporary mailboxes until it is completed and the post office will deliver to them until the mailbox center is complete.</p>
Charlotte	White	<p>For those of us who walk and bike, the side walks here are wonderful. With summer, they are increasingly obstructed from growth extending out over the sidewalks. When two people are walking with a dog and a person or couple come in the opposite direction, the entire area is needed, even when dog walkers use the correct etiquette. Also, when a bicyclist approaches walkers, we still need the entire area, even when bicyclists exit the walkway as needed. How often are these overhanging bushes/branches trimmed from walkways? High traffic areas like the Fish Dancer exit are actually dangerous, when multiple pedestrian/truck traffic happen at the same time. Thanks, Charlotte White</p>	6/3/18	<p>We trim trees along the sidewalks twice per year, once in the Spring and once in the Fall. They are currently trimming near the Dry Dock area. The area near the Fish Dancer intersection was cut back significantly several weeks ago.</p>
Anna	Levonyak	<p>Over the year since we moved in we have noticed the "Marshy" area across from our backyard growing out significantly into the lake. This is at the end of Sweet Marsh Ct on the water side. Is there a plan to reverse this?</p> <p>Thank you,</p>	6/3/18	<p>This area is a littoral shelf; there are no current plans to make structural changes to the shelf. Some unwanted plant material (torpedo grass) will be treated. We are also in the process of having the lake bottom mapped for the second time; the first was completed in December 2014. If information gained from the new data indicates action, such as dredging, is required, a long term plan will be implemented with our new capital reserve study.</p>
Myles	Schulberg	<p>As a suggestion, since new residents are continually moving into HL, perhaps the Sunday eblast on the Sundays preceding the five holidays resulting in a one day deferral of trash pick-up from Tuesday to Wednesday, should post a reminder. Those holidays are Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas. Thanks.</p>	6/10/18	<p>Thank you for the suggestion. We will include the trash pick-up schedule in the new member packet, which is also available on the HLCA website. The Sunday Community Update serves to focus on news and events specific to Hampton Lake; the trash pick-up schedule is controlled by the Town of Bluffton and their contractor, Waste Management. Members can check the schedule https://www.townofbluffton.sc.gov/pdfs/trash.recycling.schedule.pdf. Additionally, members can help other members by posting a reminder on Nextdoor.</p>
Gary	Rhodes	<p>What are the standards of cleanliness of the water in Chrystal Lake? I was swimming last week there and noticed clusters of something like moss that was prevalent throughout the lake.</p> <p>Thank you.</p>	6/10/18	<p>Crystal Lake is monitored weekly by our lake management contractor for clarity. Extended rainfall periods have caused positive growing conditions for algae, primarily planktonic algae. This growth occurs via nutrient input from the surrounding area. Multiple treatments with chemicals designed to remove nutrients from Crystal Lake have occurred over the last six weeks and will continue as needed. There may be times when organic material on the lake bottom appears green or the water appears green. These are the conditions our contractor and the developer are working to remedy and control. Since Crystal Lake is a man-made lake and is not filtered continuously like our swimming pool, we are working to best manage what mother nature sends us.</p>
April	Haskell	<p>There are times when we are in the lazy river, it is so full of rafts and large floats so that you cannot pass by. I don't remember it being so much of a problem last summer. I didn't think these were allowed??</p>	6/10/18	<p>HLCA Rules & Regulations include "Rule 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." The pool attendants will be advised to monitor the usage of floats and enforce restrictions as necessary.</p>

Patrick	Keating	<p>In last week's update, it was stated that areas of the lake will be treated for undesirable plant growth. Will this include the Compass Lakes?</p> <p>In addition, the residents on/around the Compass lakes are being given conflicting answers as to who is responsible for the common areas of land surrounding these lakes. The treatment of this land just doesn't seem to match "the Hampton Lake experience"; that is evident in other common areas. Can you please clarify who is responsible?</p>	6/10/18	<p>HLCA GM Bryan Rhame has asked our lake maintenance contractor, Quality Lakes, to inspect the area and an algaecide has been applied to help control the bloom. Grass Carp has also been added to East Compass Lake to control a variety of aquatic growth. Additionally, there is aeration in all three Compass Lakes, which helps to help reduce algae blooms. The answers regarding responsibility may appear to be conflicting because the responsibility shifts as the area moves through the development stage and into the maintenance stage. The developer is responsible for development, which includes creating the Crystal Lakes, and seeding and/or sodding to stabilize the banks. Maintenance, which includes mowing and water treatments, if necessary, is the responsibility of HLCA.</p>
Larry	Garrison	<p>This is a request for some help with the pond behind Quarter Casting Cir and Castaway Dr (along the boundary with Lawton Station). A few weeks ago the area around that pond was regraded and grass seed planted. That was only partially successful as there are large areas where the seed did not take. This includes one end of the pond that is prone to significant erosion during rain storms and generally has a scum layer. The area where the erosion occurs includes our back yard among others. Help would be greatly appreciated.</p>	6/10/18	<p>The developer is aware of the erosion issues affecting the lake in question. They continue to implement measures to improve the situation, including seeding and other lake bank stabilization methods. Please be patient as future development will continue to impact this lake. Unfortunately, there is no timetable for completion of all of the necessary repairs as this remains an active construction area with many factors involved.</p>
D	Polites	<p>I have been on the tennis court several times and have noted for months the need for new net(s) and cleaning of the wind tarps that hang from the fences. This would be a good time to also look at basketball area needs as well. I've seen a broken trash receptacle in that area. What is the timing for this ?</p>	6/17/18	<p>The wind screens and nets have been cleaned. Our tennis contractor reports that new nets are not needed. The amount of rain and irrigation has created some mildew, which was removed. The basketball court will be moved to the new sports area and we will evaluate the needs for the new amenities at that time.</p>
RICHARD	EVANS	<p>I believe we should implement a rule regarding the use of our streets here in HL. This would be especially helpful as far as safety on Hampton Lake Dr. Yesterday morning, Monday 6/11, there were no less than 6 locations between the gatehouse and where we turn in to go to the clubhouse on Hampton Lake Crossing that had Landscaping trucks with big trailers, construction vehicles or HVAC repair trucks. Allowing these vehicles to park on Hampton Lake Dr should not be allowed especially parking 2 trucks and trailers back to back. It is not only dangerous but aggravating to have to wait for all the oncoming cars going out of HL to go by. Many times these trucks are parked 2 or 3 ft away from the curb and then they place orange cones another 4-5' away from their driver side door. There should be a rule that they pull their vehicles into the driveway of the residence they are working for. In Palmetto Dunes in HH for instance, NO vehicles are allowed to park on the streets. HL should be same</p>	6/17/18	<p>In the case of new construction, it is usually impossible for all of the trucks involved at any one time to park on the property. As a result, with all of the new construction still going on in Hampton Lake, it is not feasible at this time to prohibit trucks from parking in the street. Currently our policy is to not allow more than four vehicles in a row without leaving a place for vehicles to move back into their lane when passing. That would mean four single vehicles or two trucks with trailers. Trucks are not allowed to be parked on both sides of the street. If members observe trucks parked in a manner that creates a safety hazard, members should call security.</p>
Ed	Kelly	<p>Our backyard is on East Compass Lake and we've had a massive erosion problem since closing. At that time, K Hov stated it would be taken care of right away. Though over the last year...K Hov has said the developer will take care of it / developer says K Hov will take care of it. Nothing has been done!! There has been NO ONE out to look at it or talk to us about fixed it. It's getting worse, the dips are 8"-12" deep and 6'-</p>	6/17/18	<p>Phase 3 is still an area under active development. The situation has certain responsibilities split between the Developer, the product home builders and the Community Association. The developer and in some circumstances the home builder is responsible for the lake bank stabilization on the compass lakes. Currently there is no timeline on its completion. Measures are ongoing. HLCA is responsible for the mowing common areas and lake water quality.</p>

		12 wide. I've twisted my ankle twice mowing my lawn. How do we get this problem fixed?		
Betty	Heath-Camp	I am concerned that our landscaping in Hampton Lake is not very attractive, especially at our front entrance. When I look around at other communities, I wonder why our landscaping does not compare. The appearance of the community is a marketing tool as well as a positive for our residents.	7/1/18	Currently, Hampton Lake's main entrance is at the landscaped islands in front of our security guardhouse where we have water features. The entrance at Bluffton Parkway is owned by the Hampton Lake Road Association Inc. and is shared 50/50 between HLCA and Brightwater at Hampton Lake Owners Association (i.e. Benton House and the apartments.) The landscaping at the Bluffton Parkway shared entrance receives seasonal planting changes and maintenance, although the installation of the traffic light has had a negative impact on the landscaping. It is anticipated that the entrance at Bluffton Parkway will undergo significant changes over the next year as the developer of the apartments finalizes plans for signage. Moreover, the developer shared preliminary plans for an additional entrance that is ultimately expected to be the main entrance to Hampton Lake in 2019. Renderings of the new gate were shared at the March 29 Board of Directors meeting; members can view the renderings on the HLCA website, or by clicking here.
Rich	Schaltegger	Will outside showers be installed at Crystal Lake similar to the ones that are at the pool?	7/1/18	The developer has no plans to install showers at Crystal Lake.
Axel	Graf	Good Morning, First I would like to Thank You for removing that turbidity fence from Ease Compass Lake. It looks so much better. As a second item, your maintenance crew wacked off the weeds or reed grass all around the lake. They then blew the cuts into the lake. I believe that it should have been picked up and not add the debris and silt that is already there. We were told that after all the banks were established, the shoreline would be dredged. When is that scheduled? Thank You, Axel Graf	7/1/18	The turbidity curtain was removed as per approval from the town. The shoreline vegetation was cut in order to treat the cattails. Cattails are a very invasive species and will require a herbicide to prevent them from becoming a problem. The treatment of the vegetation unfortunately is not selective and will kill all of the plants it comes in contact with. To keep things from becoming unsightly, our landscape contractor was asked to cut back all of the material to make it easier for the lake maintenance crew to treat the cattails. Dredging is the removal of material from the bottom of a body of water, typically done to deepen a lake or channel. We are unaware of any plans to dredge the Compass Lakes and there is no schedule for dredging at this time.
Robert	Herman	Good Afternoon - One Concern and One Suggestion: I'm concerned about the 'pot hole' that is on the bridge/road interface at the Eastern end of Hampton Lake Crossing across from the Dog Park. The hole appears to be growing and every time a construction flatbed bounces through the pot hole - rock and gravel is shook from the flatbed. Is the structural integrity of the bridge being compromised? Will it be filled soon? Suggestion: A dedicated Construction/Contractor Entrance for Phase III and further development. The construction traffic on Hampton Lake Crossing is WAY MORE than the construction jobs currently in work on Hampton Lake Crossing. Most developments have a dedicated access point for Contractors and Construction vehicles. Our house starts 'rattling' in the AM and continues ALL DAY. Many Cement Trucks - yet - not many foundations being pored between the east and west HL Drive and HL Crossing intersections. Just a suggestion. Allot of traffic on HL Crossing.	7/8/18	We have 2 to 3 minor repairs agreed to be corrected under warranty by the contractor. This includes the area on the bridge. We are still waiting for an exact schedule. The defects, while visible, do not pose a threat to the subgrade or structure and due to mobilization costs the contractor is trying to coordinate these repairs with his other projects in the vicinity. As you may or may not know the developer was responsible for completing the top coat of main roads in 2014. Since that time, we have noticed one particular area near the Dry Dock experiencing certain types of failures. This has been researched by several parties and the report received by HLCA management states that the original drainage plan is not sufficiently controlling the water and new drains could potentially be needed on the opposite side of HL Drive. After consulting with our attorney, we are now in the process of hiring an independent engineer to give us an opinion as to whether any negligence occurred on behalf of the geotechnical firm or the engineering firm involved in developing the original plan. Once we have this expert opinion we will decide if our best course of action is to pursue legal avenues or move forward with completing the repairs ourselves. There are no plans to have a construction only gate. Building continues to grow at a healthy pace throughout Hampton Lake and construction traffic would still have to travel throughout the community. Most heavy development construction traffic is directed through gates in the new phases by the developer's staff.

Tom	McLaughlin	<p>The first article in weekly news letter was about the improper disposal of dog waste that was noticed by the South Carolina DHEC. The agency stated that the dog waste was being disposed in our storm drains, preserves, and retention ponds. The article states that a fine will be assessed if the problem is not corrected in the amount of \$10,000 per day. The article went on to state that the full fine will be charged to the responsible individual if they are identified otherwise the fine will be charged to the HLCA. I think fines for dog waste should only be assessed to families with dogs since someone or several folks in that group are solely responsible.</p> <p>Boat, kayak, and golf carts have to be registered with a fee every year let's do the same for dog owners.</p>	7/8/18	<p>The point of the article was to stress the importance that all pet owners need to take responsibility for cleaning up after their pets in an appropriate way and that there could be significant penalties to the community and/or to the individuals if they are identified as behaving badly. The suggestion to charge only a subset of owners is not the way our community association operates. HLCA financial responsibilities are shared among all owners equally. Examples include the cost to operate the spa and fitness facilities and the food and beverage operation and the lake. Just because someone does not use an amenity does not relieve them of their responsibility of sharing the cost to operate and maintain it. Just as you have suggested non-dog owners should not pay, I'm sure those that own dogs and pick up after them will believe they should not pay as well. Registration is required for all boats and golf carts primarily to show proof of insurance.</p>
Gary	Shepherd	<p>There is some concern among residents about the 53 acres deeded for a conservation park. Can you please answer some specific questions:</p> <p>Is there a shared border between the Park and Hampton Lake?</p> <p>Does the park extend to the lake shoreline?</p> <p>If so, does HLCA or the Lake Maintenance Corporation have the right to prevent use of the lake from the park grounds, either by watercraft or from shore (fishing, for instance)?</p> <p>If there is no legal access to the lake, will there be a fence, or some other border feature to discourage trespassing?</p>	7/15/18	<p>The Conservation Easement does have a shared border with Hampton Lake. However, it does not extend to the shoreline. There will be measures put in place to assure the same level of privacy and safety that Hampton Lake members have always had.</p>
Amy	Morrisette	<p>Hello! We are new and loving Hampton Lake so far! One concern is Crystal Lake, the algae is awful and it is no where near clear. Has a filtration system been discussed? It is very very slimey and I wonder how we know if the algae/bacteria levels are safe?</p>	7/15/18	<p>Crystal Lake undergoes weekly tests and maintenance by Quality Lakes to ensure its safety as well as to try and manage the algae blooms.</p>

Jeffrey	Geismar	With the arb being such sticklers on the subject of owner's landscaping I'm surprised the circle in my cul de sac is such an eyesore. If I don't call to have at least the grass mowed it gets to 2 FEET which it is right now. My street is complete so construction is not an issue. At minimum mowing once a week should be standard procedure. At best some decent landscaping would only enhance beauty and value.	7/15/18	The current contract with our landscaper has all irrigated roads being mowed once per week and all non-irrigated roads being maintained every other week. The afternoon storms and the mid-week holiday put our crews behind, they have made progress this week and have agreed to experiment with once per week road side mowing to determine the difference in scheduling involved. The developer has stated that there are no plans to landscape the cul-de-sacs in Phases 1 and 2. The community association has no current plans of adding landscaping to cul-de-sacs. In other areas of the community, owners on particular streets have submitted plans to ARB to improve the landscaping. Once the landscape material is installed and established, the community association will maintain the areas.
Elaine & Larry	Myers	Hey wake up, the Amenities were provided by the regime, the dogs are not. They are and should be the sole responsibility of there owners, PERIOD!	7/15/18	We're sure that everyone is in agreement that pets are the responsibility of their owners. If the offending pet owners can be identified, they will bear the brunt of any fines levied. Members can help by reporting anyone they observe not cleaning up after their pet, or disposing their pet's waste bags into the storm drains.
Mark	Woodruff	I feel comparing a fine for improper disposal of dog waste to the cost of operating an amenity such as the spa/fitness center or the pool is a terrible comparison. I am sure all owners would agree that we share equally in paying for amenities. I am also quite sure that 100% of non dog owners would agree that we share no responsibility for a very small number of irresponsible dog owners. I would also believe that the dog owners who dispose of waste properly would agree with this opinion. I think we need to correct the situation rather than making threats to non responsible parties. This has been a hot topic amongst residents and not how the residents want the HOA to operate. Who made this decision to operate this way?	7/15/18	The goal of the original article and the reply to Mr. McLaughlin's question was to stress the importance that all pet owners need to take responsibility for cleaning up after their pets in an appropriate way because there could be significant penalties to the individuals who do not clean up properly, and that if the individuals cannot be identified, the community would be liable for the fines because HLCA financial responsibilities are shared among all owners equally. Shared financial that is something all owners agreed to when they purchased property in Hampton Lake.
Terry	Claycomb	This a follow up to Tom McLaughlin's comment and answer by the powers that be. The answer given to the Dog Waste issue is like comparing Apples to Oranges. How is irresponsibility by a dog owner compared to not taking care of a kayak? Spreading a fine among all members of our community because of the negligence by an owner of an animal is absurd. If a person is caught for speeding in our community and fined does the whole community absorb the cost? I love animals but my Hat goes off to Tom McLaughlin's Comment.	7/15/18	The goal of the original article and the reply to Mr. McLaughlin's question was to stress the importance that all pet owners need to take responsibility for cleaning up after their pets in an appropriate way because there could be significant penalties to the individuals who do not clean up properly, and that if the individuals cannot be identified, the community would be liable for the fines because HLCA financial responsibilities are shared among all owners equally. If fines resulted from damage to the waterways that was caused by a boat owner, we would not just charge boat owners (assuming the offending party could not be identified.) To help identify the offending individuals, members who observe others not cleaning up after their pet, or disposing their pet's waste bags into the storm drains should immediately report their observation to management.

Mike	McVey	The sprinklers @ Lake point Circle have been on all weekend throughout heavy rainstorms we had during The weekend. One of the sprinkler heads is broken & large amount of water has been wasted all weekend. We have wasted alot of Hampton Lake money! Does any one check the sprinkler system & who do we contact ? I contacted security & they seemed to be clueless.	7/15/18	Our irrigation system is checked by the landscape contractors, they are on site Monday through Friday. On the weekends you can call the Tackle Box to report any malfunctions. Our irrigation systems operate on a well system and is not part of BJWSA. Therefore, no HLCA money is spent on irrigation.
RICHARD	EVANS	There are several lots, probably 8 or 9 as you turn into Fording Ct and before you get to The Arbors which have gotten very unsightly because of not being mowed. In fact 3 of them have grass and weeds that are now over 5' high which will need to be bush hogged first in order to cut the grass to an acceptable level.ARB says no more than 6" high on a lot with a home but doesn't specify a height for a vacant lot. It only says it must be cut at LEAST twice a year. If these lots were along Hampton Lake Drive where most residents drive daily, I guarantee this problem would not be tolerated! There are only 39 of us in the Arbors that have to look at this everyday! Some of the lots belong to builders and I assume the rest are either the developers or privately owned. At any rate, this needs immediate attention by ARB / Management.	7/15/18	The lots in question are privately owned. We currently have a lien on the properties and are working through the legal system. Our landscape contractor has agreed to mow them and they have begun to do so as of this writing. Over the next few days, the mowing should be complete. We have sent notices to maintain the properties with little response. We will continue to monitor the areas and trust ownership will change in the near future.
Bob	Foreman	Do we have any idea about the maximum load that our bridges on Hampton Lake Crossing may carry without damage to the structure and its foundation? Large flat bed trailers, piled high with lumber or with full loads of sod travel over that roadway on their path to construction on "the hill". Can those loads be required to take the longer path along Hampton Lake Drive? Could we post signs at the intersection of Hampton Lake Drive and Crossing to direct those trucks away from the bridges?	7/15/18	HLCA roads were built to meet all South Carolina and Beaufort County requirements. Construction traffic is directed by security at the gate to take Hampton Lake Drive, and only use Hampton Lake Crossing for construction on that road or the side roads attached to Hampton Lake Crossing. Strictly enforcing that requirement would necessitate posting a member of security at the intersection six days a week. Members who observe trucks using Hampton Lake Crossing as a through road can inform security with specific details that will enable security to locate the offending truck. Members can click here to see the diagram that specifies the maximum load for the bridges in Hampton Lake.
Rich	Schaltegger	Improper disposal of dog waste. Some community have addressed this problem with mandatory DNA testing of all the dogs in their community. I have attached a link to a company that does this type of testing. https://www.poopprints.com/ As a responsible pet owner I have long been concerned about the small percentage of irresponsible pet owners who ruin thing for everyone else. I for one would support DNA testing for all dogs in our community.	7/15/18	Thank you for the suggestion. We have done some research into this company, including contacting other communities that have used this or similar services. What we have learned is that there is a significant start-up cost and that it is very cumbersome to manage a process that involves registering and collecting DNA from all dogs. Further complicating the efficacy of the program is the number of dogs that are not registered and typed, such as when members temporarily keep a family member's dog (e.g "granddogs.") While such a process is not being ruled out, it doesn't seem to be a viable solution at this time.
Gary	Liskow	Any updates from developer regarding start date of Crystal Lake pool/barn construction?	7/22/18	This question was forwarded to the developer, who replied with the following: "As of right now we don't have a timeline established."

Rich	Schaltegger	<p>I would like to make a suggestion for the future amenities at Crystal Lake, specifically the Barn. As our community grows it is becoming more and more difficult to accommodate all the various clubs and groups requests for meeting accommodations. To help with this problem I am suggesting the "Barn" at Crystal Lake be configured similarly to a convention center venue with sliding walls so the room could be configured as one large space or possibly 4 to 6 smaller ones.</p> <p>I also recommend installing TV's in each of the configurable spaces to be used for presentations or TV viewing. This would allow groups to more easily make formal presentations, sports groups to gather to watch games, teens could have a gathering space for movies or dances, movie nights for families, etc.</p>	7/22/18	<p>This question was forwarded to the developer, who replied with the following: "Thank you for the suggestions. We will take this into consideration as we continue in the planning and design stages of this future amenity."</p>
Roxanne	Garrison	<p>My concern is about the lagoon that borders Lawton station across from Crystal Lake. I think it is called West Compass Lagoon. Is it possible to leave the area between the fence and lagoon natural, not mowed and weed whacked. Today I was able to ask the weed whacker not to remove the tall grass around the lagoon because there is a family of baby ducks there. The man was very polite and called his supervisor and they left the remaining grass alone. I am worried about the future of that area and its inhabitants. I know there are ongoing erosion concerns and seems more plant growth would help?</p>	7/29/18	<p>The community association does not intend to remove all plant material around the retention ponds, including West Compass Lake. We would prefer, as you point out, to create some useful buffers to protect the environment. However, we will on occasion have to control invasive species like cattails and torpedo grass by cutting all vegetation back and applying a herbicide.</p>

Amy	Morrisette	<p>Hello! We are new. When we looked at HL and in the marketing materials it talks about an indoor hydrotherapy pool. We have now been told that this doesn't exist? This is a little alarming as it is part of the sales literature. It seems to be. Pattern as Crystal lake is also marketed as a crystal clear swimming area when in reality it is slimy and dark. Can anyone comment on these two items that are clearly not what the marketing materials indicate?</p>	7/29/18	<p>The hydrotherapy pool does exist, however it is currently closed. The dehumidification system had reached its useful life span. In order to find a solution that would prevent moisture damage to other parts of the Fitness Center, General Manager Bryan Rhame has obtained a proposal to replace the existing system with a new system that will alleviate this problem. The next step is for the Board of Directors to review the recommendations and make a decision at the August Board of Directors Meeting. Crystal Lake is a man-made fresh water lake that is partially spring fed from ground water. The white sand that formed the lake bottom and banks has changed color due to extended rainfall periods that have caused positive growing conditions for algae, primarily planktonic algae. This growth occurs via nutrient input from the surrounding area. Multiple treatments with chemicals designed to remove nutrients from Crystal Lake will continue, with the goal of enabling Crystal Lake to meet expectations as much as possible. However, the natural environment may result in times when organic material on the lake bottom appears green or the water appears green. This does not mean that the water is not clear. Since Crystal Lake is a man-made lake and is not filtered continuously like our swimming pool, we are working to best manage what mother nature sends us.</p>
Myles	Schulberg	<p>This is a follow-up to a previous LakeViews Q&A on the hydrotherapy pool. Why has it taken all this time to identify the cost of bringing the pool out of disrepair into repair when that was the very recommendation initially made years ago by the Transfer Committee formed to look into the developer to HCLA asset transfer? If the pool repairs are to go forward, will the cost be borne out of the developer's pocket or by the HCLA? We homeowners and the tone of the Transfer Committee's report had a mind-set that the transfer of assets from the developer to the HLCA were pre-conditioned on the developer at his own expense repairing any assets in disrepair (such as the hydrotherapy pool) and completing any uncompleted assets (such as uncompleted landscaping). Thank you.</p>	8/12/18	<p>It has taken much longer than anticipated to come up with a sustainable solution to our hydrotherapy pool situation. The process involved determining the best resolution for the entire community. Many alternatives were researched. In order to provide the hydrotherapy amenity as the developer originally intended, a contractor with experience in hydrotherapy design and construction was sought out and a proposal generated. Ultimately, the recommended solution was not to simply make repairs and return the hydrotherapy room to its original condition. The recommended plan will add a separate, isolated, HVAC system to service only the hydrotherapy room, thus protecting the rest of the fitness center from the moisture generated by the pool. Per the governing documents, it is the community association's responsibility to repair or replace capital equipment that has reached its useful life. The developer has agreed to contribute a portion of the funds needed to make the recommended changes to the hydrotherapy room. The community association's capital reserve funds will be used to pay the remaining amount.</p>
Penny	Perlman	<p>I was wondering if the fire hydrant across the street from my home could be painted green like many others in Hampton Lake to blend in better with the grass. Also is there any news about putting permanent irrigation there so we can have that public area looking as beautiful as other common areas that have underground irrigation? Thank you for your reply.</p>	8/12/18	<p>The developer has no plans to install a permanent irrigation system or to install any additional landscaping. We need to wait for development in the area to be completed before we can paint the fire hydrant.</p>

Mitch	Siegel	With the back gate still not fully functional, and no "official" update in a few weeks, can we have an Official update on the status? People are asking about the gate, and it would be better to address it, rather than having the community creating rumors.	8/12/18	We continue to work through the back gate repairs as the lightning damage was more substantial than originally diagnosed. To date, three separate electronic boards have been replaced, and the phone lines have been repaired. We are now in the process of scheduling the wiring from the entry reader to the kiosk to be replaced. Technicians have been out to assess the project which will require cutting through the asphalt to gain access to the conduit. The rain has slowed down the repair process as the electronics cannot be exposed to the moisture. The repairs are scheduled for next week, weather permitting.
Peter	Bromley	Recently I took a walking tour of Crystal Lake. While I was glad to see a rules board posted on the parking lot entry, gate to the beach, I noted with great interest rules 17. and 18. which indicate that a "first-aid kit" and "lifesaving equipment are located by the NorthEast Gate". After 10 minutes of looking, I never did find either the gate or the equipment. And when I phoned security to ask where it was, no one knew. For members or guests not familiar with the access points and gate of Crystal Lake (as I was not) looking for the first-aid kit and/or lifesaving equipment due to an emergency, I could only imagine the panic and confusion trying to find a gate and equipment that apparently don't exist. Hopefully this can and will be addressed quickly. Thank you!	8/19/18	The Northeast Gate refers to the entry gate from the parking lot into the Crystal Lake enclosure. Currently, the life ring and first aid kit have been installed at that location. In the event of an emergency, members should first call 911 for assistance and then notify the Hampton Lake Security Staff, who have first aid kits and AEDs in their trucks.

Robert	Herman	<p>Good Afternoon - My neighbor and I were talking and he thought the speed limit was 30 mph in front of our homes on HL Crossing - I thought 20 mph. We found the 20 mph sign down at the Amenity Center - but we also saw a 30 mph sign heading east to the Amenity Center - then a 20 mph sign over the bridge - so I started noticing how many different 20 mph and 30 mph zones there are throughout the neighborhood - No wonder he didn't know the proper speed limit. Why so many different speed zones?</p> <p>No one really does 20 mph and most folks stay close to 30++ mph - Why not one speed limit for all of Hampton Lake - 25 mph? All the Speed Limit signs could be removed and replaced by a single sign at all the entrances and a weekly friendly reminder in the weekly update and on all the gate passes that are issued.</p> <p>The SPEED LIMIT IS 25 mph - period if you are going over 25 you are speeding! That way you don't have to figure out what speed zone you are driving in - very confusing have two speed limits.</p>	8/19/18	<p>As the sign at the entrance says, the speed limit in Hampton Lake is 20 mph, except where posted. 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. Likewise, most of the side streets are curved and somewhat narrow, and a speed greater than 20 mph would be unsafe. Areas where there is limited visibility due to curves also require the lower speed limit. As such, raising the speed limit in these areas to 25 mph would create safety concerns. A significant portion of Hampton Lake Drive can support a speed limit of 30 mph, therefore the higher speed limit is permitted there. There is little evidence that having one consistent speed limit offers any advantages. Reports from the Federal Highway Administration and other entities that study and monitor traffic safety recommend variations in speed limits 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: 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>
Jeff	Lake	<p>A follow up question to Mitch Siegel's question regarding the back gate repair. The answer to his question regarding status included the statement that "Technicians have been out to assess the project which will require cutting through the asphalt to gain access to the conduit." Since the sole purpose of conduit is to give access to cabling that passes through or under structures that are difficult or expensive to remove, it seems counterintuitive to say that asphalt has to be cut through to allow access to conduit. Can you please elaborate on the necessity of this action?</p>	8/19/18	<p>The contractor, Customer Security, was finding it difficult to run the new shielded wires through the conduit and the old wires had some nicks in them. They felt it necessary to inspect and ultimately replace the conduit.</p>

Linda	Lyons	<p>There have been multiple issues with the pools this summer. Could you explain the terms of the pool management contract? I think it would be helpful to understand how often the water quality is tested, how chemicals are added, cleaning schedule, etc. Some of us lived in areas where the county required a certified pool manager to be onsite whenever the pool was open and random inspections by the County Health Department of the water testing records were made. We don't have that requirement here but are there any Beaufort County management requirements or inspections? Are the water testing records available for resident review?</p>	8/19/18	<p>Our pool contract calls for the pool to be skimmed and vacuumed daily, and the water 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 July 16th in which the water quality was found to be in compliance with DHEC regulations. Several factors play an important role in the water appearance as well, one of which is unique to our main pool. The two landscaped islands can be a source of organic material entering our pool from run-off when we have major rain events where we get several inches of rain in a short time. The number of people utilizing the pool also affects the water clarity. This summer the main pool has become cloudy at times. Testing has proved the water quality to be safe, but the chemical adjustments may take several days to substantially impact the water clarity. Water testing records are maintained in the pool house for easy access by DHEC.</p>
Gary	Liskow	<p>Crystal Lake is marketed/loved as a sand bottom clear water lake that is safe and swimmable. My concerns have to do with continued deterioration of the clarity and conditions of the water. Status quo is being lost steadily I have visited every 3 months and see change. What was once clear blue water is now murky with muck on bottom which smells. I understand that this is not a chlorinated pool but something NEW has to be done before problem is beyond controllable(its progressively worse) Thousands of tadpoles, turtles and not being to be able to see to bottom now leads to worries about other potential animals. Swim in the lake and you smell after like musty fish.(suggest out showers at pool to be built) Should the people who treat the lake be replaced or a new approach such as install of additional aerators, a fountain in middle, muck away good bacteria, stronger chemicals to kill the algae/ muck before this gets away from having to drain the entire lake?(even if closure for a few days)</p>	8/27/18	<p>Crystal Lake is a man-made fresh water lake that is partially spring fed from ground water. The white sand that formed the lake bottom and banks has changed color due to extended rainfall periods that have caused positive growing conditions for algae, primarily planktonic algae. This growth occurs via nutrient input from the surrounding area. Multiple treatments with chemicals designed to remove nutrients from Crystal Lake will continue, with the goal of enabling Crystal Lake to meet expectations as much as possible. However, the natural environment may result in times when organic material on the lake bottom appears green or the water appears green. This does not mean that the water is not clear. Since Crystal Lake is a man-made lake and is not filtered continuously like our swimming pool, we are working to best manage what mother nature sends us.</p>

Joe	Franklin	I have seen lots of questions and comments about the speed limit at Hampton Lake. I have one suggestion that is very specific. The first 30 MPH speed sign on Hampton Lake Drive is at 60 Hampton Lake Drive. This location is at the end of the first curve and the beginning of the second curve. I believe that 30 MPH is too great a speed for that second curve and it should be removed. I believe that if you will drive that section at 30 MPH, you will agree that it is too fast for that section of the road that includes the curve. I often encounter vehicles that go over the center line of the road due to going to fast. If you test it and don't agree, I will remain silent.	8/27/18	We have received some recommendations for sign changes from our Grounds and Facilities Committee. These changes are in progress and we will make sure to include consideration for your observation if not already included in their report.
Steve	Kermisch	The South Gate continues to not function properly. Our golf cart transponder goes not open the gate and I have seen other golf carts and cars also not allowed through as well. I reported this on August 16 and was told that the security team was notified that the gate was not functioning for all vehicles. It's August 21, and still no progress. Will this gate get fixed for all vehicles or will we need a new sticker?	8/27/18	The entry and exit components of our back gate have all been repaired and are functioning properly. With the replacement of some electronic boards, a very small number of the bar code information was lost. If you are experiencing a problem activating the gate please c
Kathy	Renda	I would like to know why pet sitters are charged a fee for entrance to Hampton Lake while baby sitters are not. Consider the following fictitious example: Woman A lives in Hampton Hall and does dog/cat sitting. She may come for an afternoon, an evening, one day or for several days in a row to care for a dog or cat. Woman B lives in Hampton Hall and does babysitting. She may come for an afternoon, an evening, one day or for several days in a row to care for children. Both have a driver's license, car registration and insurance. Both are caring for a member/s of a household. Neither works for an agency. The pet sitter is charged a fee but the baby sitter is not. I am seeking clarification of why.	9/2/18	The rule you are referring to reads as follows: 3.7.1. All persons entering Hampton Lake who are not guests of a Member and are performing a service for a fee are required to purchase either a day or annual pass. Gate passes for domestic service workers (e.g., health care providers, house sitters, house cleaners, and pet sitters) are available at half the regular price for commercial passes. Baby sitters are exempt from this requirement and may be issued a guest pass each time they baby sit. The thought process behind this rule is that typically babysitters are only called occasionally and for short periods, such as when parents want to go out for a few hours. The exemption from the entrance fee was not intended for child care providers who provide a regular or long term service. Pet sitters typically are called in for longer durations, sometimes a week and more. The rule allows the security team to validate important information, such as proof of insurance and valid driver's licenses for those traveling community roads.

Ted	Kerrine	Every week, the Backwater Bill's Weekend Dining Announcement is accompanied by a note at the end that explains that tipping is not required because the servers are paid a higher wage than is found in most area restaurants and therefore are not as dependent upon tips. Yet, when the bill is presented, there is a blank line for "gratuity" that suggests that the server should be tipped notwithstanding the better pay. Might I suggest that the gratuity line be renamed "Additional Gratuity" to reflect the fact that compensation has been factored in the total (or the server's pay) but that diners are free to add to that compensation as they may deem appropriate. I believe that such a change may help to eliminate some of the confusion surrounding the current tipping policy.	9/2/18	The note that accompanies the weekend dining announcement was recommended by the Food & Beverage Committee as a way of explaining the pay practices that Hampton Lake and many other private restaurants use, so that members can make an informed decision about gratuities. Changing the bill to read "Additional Gratuity" would imply that a gratuity is already included in the bill and may serve to discourage members from adding a gratuity to thank their server for good service.
Danny	Haffel	I recently visited my home under construction on "Crystal Lake" which is NOT Crystal clear. The main driver to purchase here was the lake and the promise that the water will be clear and free of living creatures which it is not. We went swimming in the water and upon entering the water noticed several sever issues 1- the water smelled like rotten eggs and was filled with tadpoles 2- the fencing and gate had gaps over 6" allowing any creature to enter the lake 3- the bottom is covered in alge. This must corrected ASAP as we noticed two eyes and a head of what appeared to be a large turtle but could easily have been an alligator so with no ability to see the bottom of the lake the safety of the families is at risk. I did notice that rocks are starting to be piled up along the bottom of the fence which is a good start but needs to be finished and the gate needs to be lowered to keep out unwanted creatures. Finally, has water testing been completed to see if it's healthy and safe?	9/2/18	Crystal Lake is a man-made freshwater lake that is partially spring fed from ground water. The white sand that formed the lake bottom and banks has changed color due to extended rainfall periods that have caused positive growing conditions for algae, primarily planktonic algae. This growth occurs via nutrient input from the surrounding area. Multiple treatments with chemicals designed to remove nutrients from Crystal Lake will continue, with the goal of enabling Crystal Lake to meet expectations as much as possible. However, the natural environment may result in times when organic material on the lake bottom appears green or the water appears green. Since Crystal Lake is a man-made lake and is not filtered continuously like our swimming pool, we are working to best manage what Mother Nature sends us. Crystal Lake undergoes weekly tests and maintenance by Quality Lakes, our lake maintenance contractor, to ensure its safety as well as to try and manage the algae blooms. The purpose of the rocks that are being placed around Crystal Lake is to help reduce organic matter from going into the lake.
Ian	Plester	Since we are rightfully concerned about looking our best for the end of October and the Tiger Bass visitors (most recent Hampton lake Update refers), perhaps you could please advise what the plans are for a repair to the large pothole at the junction of Hampton Lake Drive and Hampton Lake Crossing, just on the bridge approach opposite the dog park.	9/2/18	The warranty work on this area has been completed. We were waiting for the contractor to finish a project at the apartments; now that that project has ended, the contractor was able to mobilize the crew to perform this repair. There are some other warranty repairs, such as the dip in the road near the back gate, that still remain to be completed.

Myles	Schulberg	The 8/28/18 BOD meeting approved some rule changes, one of which was changing the rules' introductory language to match the HL Charter to allow different treatment of identical requests based on circumstances. An example given during the meeting Q&A was that a roof on the lanai of a lake lot home needs to be "hard" whereas the roof on the lanai of a wooded lot home can be screen. Is aesthetics, which can be subjective, the circumstantial difference in that example and could aesthetics be a circumstantial difference in other requests?	9/2/18	Aesthetics is one of the factors that may have influence on a difference in what is approved. It must be noted that it is highly unlikely that requests that are truly identical will be treated differently; the language in the rules and the governing documents serve to point out that different circumstances may result in requests that appear similar being treated differently.
Vince	Almasy	Would it be possible to have an end-of-season dog day at Chrystal Lake? This would be a one day event to be held in late fall once the temperatures have cooled down to the point where people are no longer swimming in the lake. The purpose is to allow dog owners the chance to bring their pets to the lake for a day of play in the sand and water.	9/9/18	As stated in the HLCA Rules & Regulations, rule 4.14.7: All pets are prohibited inside the fenced area of Crystal Lake and beach. There is no "end of season" at Crystal Lake. It remains open year round.
Kathy	Renda	In regard to the following response from my original question about a fee for a pet sitter vs a baby sitter "the thought process behind this rule is that typically babysitters are only called occasionally and for short periods, such as when parents want to go out for a few hours. The exemption from the entrance fee was not intended for child care providers who provide a regular or long-term service. Pet sitters typically are called in for longer durations, sometimes a week and more. The rule allows the security team to validate important information, such as proof of insurance and valid driver's licenses for those traveling community roads." Does this response mean that if you have to go out for a few hours and need a pet sitter for that period of time to be sure your pet is able to go for a needed walk, there is not a fee.	9/6/18	Hi Kathy, I hope you and Nick are doing well. I have provided an answer to your follow up question below: As the current rule does not specifically address the issue in your email, please contact me if the situation arises and I will make certain the rule is applied equitably. We have not received any requests for this type of service to date. Please let me know if you have additional questions. Please let me know if I can be of further assistance. Regards, Bryan Via private email 9/6/18
Agnes	Morelli	Can more hand towels be purchased for the gym? Many times none are available because they're being either washed or dried. Thank you.	9/9/18	We order hand towels several times per year, we received a shipment last week and should have an ample supply. We would also like to remind members to please return towels for everyone's benefit.

Margie	Faas	We closed on our home end of January 2018. The grounds from our property line to the pond look terrible. I was told by Reed that they did their part and was told by Khov that they did theirs. Weeds and rocks are not grass. I'm tired of playing ping pong with this issue. We expect that the pond and the surrounding land look like other ponds. The land across from us is a dust bowl. It seems like this pond is forgotten. The ground behind our home (and others) needs to be raked, fresh soil put down, and then grass needs to be planted. Since all homeowners here pay the same monthly fee, we expect the same treatment. Come take a look at the pond - you'll see what I'm talking about.	9/16/18	The pond being referenced is South Compass Lake. This Lake was stabilized by the developer and all lots around the lake have been sold to KHovnanian Homes. At this time the only area of South Compass Lake that the developer and HLCA are responsible for is the common area located on the southern side of this Lake. The developer is currently in the process of installing temporary irrigation and seeding this area and HLCA will be responsible for maintaining it. All lots are the responsibility of the homeowner or, in the case of lots that have yet to be built on, KHovnanian. If you believe that during construction of your home or a neighboring home damage was done to jeopardize the stabilization of your property, KHovnanian would be responsible.
Gayle	Olszyk	While this may have been discussed during the recent Board meeting, can you please provide an update on the status of the second pool (since swimming in Crystal Lake doesn't appear to be a safe swimming option), and also when the new entrance will be open? We live in Phase 3 close to where all the utilities are being installed and dirt is constantly being moved, so I hope it's safe to assume the pool and entrance are on schedule. Thanks for the information.	9/16/18	Although it is not filtered continuously like a swimming pool, Crystal Lake undergoes weekly tests and maintenance by Quality Lakes, our lake maintenance contractor, to ensure its safety. The status of the new pool and entrance were indeed discussed at the Board of Directors Meeting on August 28. Members can read the minutes, which are posted on the HLCA website, for a review of what was discussed. Here is an excerpt from the minutes that address your question: "New pool and event barn – We are in the final weeks of construction design. With the loss of planned revenue from the Fording Court addition, we are putting that on pause as we rework our construction phasing plan. We believe these are important amenity additions and want to build them as soon as possible." "New Northern Sandhill Entrance – With the denial of our Master Plan revision (i.e. Fording Ct addition), the Town requires us to resubmit our plan, which will add at least four months to the process to construct our new entrance. We are working with the Town, asking them to move quickly. Our new projected date for the new entrance is late third quarter 2019. We'll continue to update owners as we get new information."
Debra	Lumen	Wondering how often the pet waste disposal cans are emptied? The one near my home has attracted an aggressive biting fly or other insect. The lid does not close completely, we have tried to place a large rock on top, but it still allows these pests access to accumulate. I have been bitten and they also go after the dogs. These cans are a great benefit to pet owners and very much appreciated. Can they please be emptied more often, and the lids secured so they close tightly? Thanks.	9/9/18	The pet stations are emptied every Monday, Wednesday, and Friday. We will monitor the stations and adjust the schedule as needed. The container was inspected, no flies were reported at the time and the lid was functioning properly. The lid closes but must be pressed down to allow it to snap closed.
Mitchell	Siegel	Is there an update as to the repair status of the elliptical machine. It has been out of commission since July. It had a sign taped to it stating it was being repaired, and that disappeared in mid August. It is two months since the machine had its initial issues and I am wondering when we will have a full complement of machines at members disposal. Thank you.	9/16/18	The elliptical machine has been repaired.

Gayann	Thomnas	<p>We are so excited to have the bocce courts and we have been using them. Wondered if the courts could be evaluated and reviewed as the ground is bumpy, uneven and has divots. Whatever the surface is, it is not correct. The flakey material sticks to the balls. It really does not make for any enjoyable game. Thanks for your consideration.</p> <p>Gayann Thomas</p>	9/16/18	We will evaluate the courts and work with the developer to establish best maintenance practices.
Phyllis L	Pritchett	<p>I am responding to the comment on Next Door regarding the one lane issue at the front gate. I can't disagree more with my neighbors and their displeasure of the stop sign blocking the right lane due to "residents" not stopping. We want our neighborhood to be secure but don't want the inconvenience that might sometimes be experienced in order to do that. Paying dues, as one person said, does not entitle us to do what we want at the expense of security.</p> <p>Is it possible for Hampton Lake to install a security arm on th owners entrance side like the one at the back gate which will allow us to get in using the transponders in our back windows. This will prevent owners having to wait in line for visitor passes to be issued. Perhaps an arm can also be installed on the visitor/contractor entrance side at the front gate which will require security to raise that security arm for entrance once passes have been observed or issued.</p> <p>Just my constructive comments on this issue.</p>	9/23/18	<p>Please understand that Nextdoor is strictly a member-to-member social media forum that is not monitored by HLCA, and management does not read or respond to anything posted there. As a result, the Nextdoor comment cannot be addressed here. The installation of a security arm has been considered; however, it will not alleviate the inconvenience of waiting in line. The back-up at the gate is the result of the narrow one-vehicle lane that prevents member vehicles from passing the non-member vehicles that have to stop at the gate. Even if a security arm was installed, members would not be able to get to it if more than 2-3 vehicles were in line. The developer has plans to build an additional gate in 2019 which will have not only a security arm but will also have a longer and wider lane that will enable member vehicles to bypass the non-member vehicles that must stop at the gate.</p>

Rick	Parrin	<p>Since our primary HLCA insurance carrier chose not to renew our coverage, does the HLCA face uninsured financial exposure to current claims? Secondly, we are spending capital funds of +/- \$150,000 for a little used Hydrotherapy room based on the inability to reach "owner consensus" (75% of owners indicating they don't use the amenity might be considered a consensus), when can we expect an update to the viability of our capital fund to meet current and future needs? Does the Board expect a "special assessment" in the next 36 - 48 months? Thank you</p>	9/23/18	<p>Per the terms of our insurance policy, claims filed with our former insurance carrier stay with that carrier until they are fully resolved, whether or not they decide not to renew coverage. Our new insurance carrier covers future claims. Therefore, the community association does not have uninsured exposure to current claims.</p> <p>We expect to have an updated Capital Reserve (CR) study in the next few weeks. The plan is for the 2019 budget to fully fund capital reserves at the recommended levels of the updated study. Once received, the updated CR study will be posted on the HLCA web site. The CR study is essentially a budget document to ensure enough money is put into reserve each year to cover the cost of capital repair or replacement of common property, thus preventing the need for a special assessment in the future. The BOD currently does not expect a special assessment in the future.</p> <p>Chapter 12.2(a) of the Charter requires the annual budget to include "a reasonable contribution to a reserve fund for the repair and replacement of any capital items..." "In determining the amount of such reserve contribution, the Board shall take into account the number and nature of replaceable assets, the expected useful life of each, the expected repair or replacement cost, and the contribution required to fund the projected needs by annual contributions over the useful life of the asset."</p> <p>As of July 1st, our capital reserves account balance was \$1,586,019. As of July 1st, YTD capital reserve contributions were \$295,430. Based upon information from our 2014 Capital Reserve study, we believe our capital reserve account is healthy and viable to meet current and future needs.</p>
Mona	Souza	<p>Many members of the community enjoy walking their dogs on the trails off of Fish Dancer. Can you consider installing another dog waste container near one of the lower access entrances? While there is one at the Outpost it is not convenient if you choose to walk the other trails. I, for one, no longer feel safe walking around the Outpost with my dogs as the path brings one very close to the lake at water level (my husband recently spotted a very large alligator on the shore in the shallow water across from the dog waste container). Appreciate your consideration.</p>	9/23/18	<p>HLCA added eight new pet waste stations in locations recommended by our Grounds and Facilities Committee. We currently do not have plans to add more. We will discuss the effectiveness of the newly added stations, as well as the possibility of relocating existing stations.</p>
Cathy	Pulkinen	<p>Forgive me if this has been asked previously. I saw on the newsletter an Adult Only Halloween Party, but didn't see anything for the kids. Has anything been planned for kids? Also, is trick-or-treating allowed for kids on 10/31? Any rules to be aware of in this regard?</p>	10/7/18	<p>Member feedback from prior years indicated that many families have Halloween-related activities through school and civic organizations and prefer trick or treating throughout the community on Halloween night. Members who want the trick-or-treaters to come to their door can tie an orange pumpkin tag to their mailbox or front door. An announcement will be placed the Weekly Update the week of October 15 and the pumpkin tags will be available starting October 16 at the Tackle Box and the Gatehouse. We also have the Fall Fest event planned for October 14. The Fall Fest incorporates family games and pumpkin painting, as well as a delicious buffet.</p>

Ed	Pristas	<p>Received a notification from Hampton Lake on October 3 stating that the new mail center kiosk will be ready for use for residents of Castaway Dr, Quarter Casting Court and Lillydipper Court with mail delivery starting Monday October 8. Key pick up for the mailboxes would take place October 8 from 9am-2pm and October 9 from 7am-9am. Instructions to print a mailbox form and see Kirby in the Lakehouse Lobby. Also all "temporary" mailboxes must be removed by October 19.</p> <p>Several questions/concerns</p> <p>#1 Seems like a very short timeframe for notification of mail switchover to new mail center and an even shorter timeframe to pick up keys for the mailboxes.</p> <p>#2 Will All streets/mailboxes in Phase 3 and future phases transition into the mail center kisok?</p> <p>#3 I paid \$295 to Hampton Lake 7 months ago and now it is to be removed? It is a "regular" HL mailbox not "temporary"</p> <p>#4 Safety concerns with removal of identifying mailboxes... it makes it much easier for 911 Emergency Services to find your hous</p>	10/14/18	<p>We agree that the notification timeframe was very short. HLCA received a call from the Bluffton post office on the morning of October 3 saying that they would stop delivering mail to the temporary mailboxes on October 4. Gail Garbett, ARB Director, informed the post office that we needed time to get keys into members' hands and to please give us more time. They agreed to wait until October 8. We immediately went to work, rushing to pull information and arrange keys. An email was sent out the afternoon of October 3 informing the Members how and when to pick their keys. Temporary mailboxes were installed by KHovnanian and Logan homeowners paid for theirs. When members closed on their homes \$295 was paid at closing for the CBU mailboxes at the mail center. KHovnanian and Logan and their closing attorneys were responsible for informing their clients of the mail center. All homes in Hampton Lake must have the house number on the front of the house, easily visible for emergency</p>
Amy	Morrisette	<p>Hi! A neighbor of ours had someone come to their door and say they were Looking for census information. When asked how they got in, they stated they had come in through the dirt road in the back where construction is. Is that area gated off for security and if not, could it be?</p>	10/14/18	<p>The gate at the dirt road is open during hours when the heavy trucks involved in infrastructure development are entering and exiting the community; it is locked during off hours. Due to the nature and location of the work performed by the heavy equipment, it is preferable to have them use this entrance, rather than come through the manned main gate. Although all other entrants to Hampton Lake are supposed to come through the main gate, many GPS systems direct drivers to turn in on that dirt road. If members believe that someone has entered without proper authorization, call security immediately. Security will determine if they have authorization to enter, and eject anyone who is not authorized.</p>
Donna	Gurganus	<p>Regarding the Hampton Lake post sign on the left after you turn from Bluffton Parkway; I would like to suggest a left pointing arrow be added to the bottom of the sign as well as approximate distance to the main gate to help eliminate confusion as to where exactly Hampton Lake is located.</p>	10/14/18	<p>We have received some recommendations for sign changes from our Grounds and Facilities Committee. These changes are in progress and we will make sure to include consideration for your observation if not already included in their report.</p>

Tom	Nickles	This past week Wade Bales of Quality Lakes presented to the Fishing Group. He indicated that at some point dredging will be required - and that this could involve a significant expense. I would assume that the Lake Association (Non-Profit formed to management the lake) budgets for this dredging and is accumulating a reserve for future expenses. I would also assume that all required dredging of the Phase 3 lake will be done by the developer at his expense since construction has resulted in several low spots. Can you confirm these assumptions? And where can owners obtain the financial reports for the Lake Association?	10/21/18	The Lake Maintenance Corporation (LMC) accrues funds annually that are placed in Capital Reserve by the LMC to support long term dredging requirements of Hampton Lake. As of June 30 the LMC capital reserve balance was \$261,889.12 and is expected to be \$351,889 by the end of the year. The recently completed LMC Capital Reserve Study covers the next 40 years of capital reserve requirements and recommended the annual funding be increased to \$184,829. Dredging and berm repair or replacement are the major components of LMC's capital replacement. This new capital reserve funding level takes into account the expected size expansion of the lake in the Sandhill tract. 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 (Reed-controlled entities) holds title to the portions of the lake in phase 3. The Developer is still in active development mode in the Sandhill tract including shaping the lake. There are three entities involved with the governance of LMC, the Declarant (Reed as HL Development LLC), Brightwater at Hampton Lake Property Owners Association, Inc., (aka Benton House and the apartments) and Hampton Lake Community Association, Inc. Funding LMC for the operation and maintenance of the lake, including CR, is the responsibility of the Hampton Lake Community Association (83%) and Brightwater at Hampton Lake Owners Association (17%). Owners may obtain copies of the LMC financial reports from the General Manager.
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Skip	Magee	With all the pontoon boats that are now owned in Hampton lake I am curious if it has ever been mentioned that we own a pontoon trailer for boat owners to use.....most boats are pulled out of the water at least twice a year and a trailer to use at the dock would be a nice convenience. I have priced trailers that would fit our needs and they can be purchased for around 2500.00\$ new...I would purchase one myself but then there becomes the problem of storage. I can assume that boat owners could pay a reasonable fee to use the trailer and it would be paid for quickly....at 20\$ per usage the trailer could be paid for in a year.....thanks...skip magee	10/28/18	HLCA does own trailers for community boats. We have offered owners the opportunity to rent community trailers by the day. However, the trailers do not necessarily accommodate all boats in Hampton Lake. If you are interested in renting a trailer for your boat maintenance, please contact Jordan Williams at the Tackle Box, jwilliams@hamptonlakeclub.com, for fit and availability.
Bonnie	Gray	Can you provide an update on the plan to repaint/replace individual mailboxes throughout Phase I and II? I believe I remember that this was to be taken over by the homeowners association. Many in the neighbor need attention.	11/4/18	HLCA is handling mailboxes that are damaged, rusted, and/or broken first. After the first of the year we will be addressing them street by street. We exceeded the budget for this year handling rusted and damaged ones.
Gayle	Olszyk	Who is responsible for cutting and maintaining lots that have been purchased but remain without houses? And who is responsible for enforcement?	11/4/18	For lots without homes, HLCA's landscape contractor, the Landworks Group, mows the grass from the street to the lot sign. Other maintenance, such as removing dead trees, is the responsibility of the lot owner. In the event of a dangerous situation, such as a severely leaning tree, or trees that are infested or diseased, members can notify Gail Garbett, ARB Director. Gail will notify the owner and ensure that the situation is remedied promptly.

Paul	Golden	<p>Reports of vandalism and thefts in the HL appear to be growing. Unfortunately, the reports are often third hand word-of-mouth with no way for the community members to accurately assess the problem(s), what actions were taken to deal with them, and if additional actions are needed (e.g. more cameras, night lighting, more patrols at night, etc.). Can the board consider establishing the equivalent of a "police blotter" that would be updated daily and posted on a members only community site? Ignorance of the level of the problems may be good for lot sales, but if a problem(s) does exist and is growing, it will hurt our property values down the line.</p> <p>Paul Golden</p>	11/4/18	<p>Management has no indication that vandalism or thefts are increasing in Hampton Lake. In fact, for a community this size they are rare. When we become aware of rumors, we typically find they are wrong or greatly exaggerated. In the interest of community harmony and as a matter of policy, HLCA does not share member violations or citations. Over the years, the Board of Advisors Grounds & Facilities Committee has reviewed HL security and provided recommendations for improvement to management. In 2018, HLCA added 48 security personnel hours per week and an additional patrol vehicle to our entry control contract due to the increased size of the community, not because of vandalism or theft problems. If members witness a problem, they should contact management or security immediately so it can be dealt with swiftly and appropriately. For those members interested, the Town of Bluffton Police Department will provide copies of their Incident Reports, Call-for-Service and Offense Reports.</p>
Dawn	Berkelhamer	<p>The beautiful grass leading into the traffic circle from Bluffton Parkeay is VERY dangerous. We can't see if someone is already on the circle when we are trying to enter.</p>	11/11/18	<p>Our landscaping contractor has been informed and will cut back the Muhly Grass this coming week.</p>

Dawn	Berkelhamer	<p>I'm currently staying in One Hampton Lake as we are building our home in HL. We have seen a HUGE gator here, often, in the past week that resides in the lake. Probably 12 feet if I had to guess. I have a great picture of him on the bank if you would like it. It really needs to be relocated. I can indicate to you where it is always seen here. When we bought our lot, it was communicated to us that the larger gators are taken out of HL and I sure hope that is still the case. Thank you much!!</p>	11/11/18	<p>Alligators are part of life in our area. Members are made aware of their existence and provided with guidance on dealing with alligators through several avenues, including signs throughout the community. Alligators that don't behave normally, i.e. approach people instead of moving away from people, can be terminated with a proper permit. There is no such thing as a removal or relocation program. We've had several reports of the large alligator and the Department of Natural Resources (DNR) has been out to observe and determined that the alligator is behaving normally. A naturalist from the Honey Horn Museum presented a lecture here at Hampton Lake about living with alligators and made the following key points:</p> <ul style="list-style-type: none"> • 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." • Never swim in a lake that has alligators. • Keep your pets out of the lake and keep them away from the water's edge. • Same goes for children. • It is not recommended to feed animals that are part of an alligator's food source, such as turtles and fish. • 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.) • 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. • 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, using 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. • Alligators are an important part of the balance of nature in the Lowcountry.
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Joseph	Sobowicz	<p>I for one, and many others I suspect, had the hydrotherapy pool high on the list of amenities important to them when choosing a place to live.</p> <p>I have heard some chatter that someone found a way to repair it and have it become functional with longevity no longer a problem</p> <p>I always thought the best solution would be to locate all mechanics outside in a small covered shed alongside the building. Why is this solution not feasible?</p> <p>Either way, when can we expect the hydrotherapy pool to be up and running again?</p> <p>I would really like to have this published. Thank you, Joseph</p>	11/11/18	<p>At the October 22 Board of Directors Meeting General Manager Bryan Rhame provided a brief history and a detailed update regarding the hydrotherapy pool. In summary, we received several architectural drawings of ways to repair the existing room, while protecting the rest of the facility. After looking at several different proposals, a contract was awarded for the repair and replacement of the hydrotherapy pool and HVAC system, where the space has its own HVAC and return air system. This solution would isolate the humidity from the rest of the fitness center, and would not require using additional space or building a shed. Demolition and removal of the walls in the current space is underway. A more specific timeline for when the pool will be operational is pending the outcome of the contractor's assessment of the amount of remediation is needed within the walls. Members can read further details in the minutes of the October 22 Board of Directors Meeting here. The minutes are also available on the HLCA website, under BOD, Meeting Minutes.</p>
Gary	Rhodes	<p>Is there a rendering or sketch of what the new security gate will look like and can it be shared with the residents?</p>	11/25/18	<p>The developer presented to members renderings of the conceptual plan for the proposed new gate at the Board of Directors March 29, 2018. Members can view those drawings on the HLCA website by going to the BOD tab and selecting March 29 Developer Update from the Meeting Minutes page.</p>
Chuck	Emery	<p>I have a few questions about the mail kiosk at Crystal Lake.</p> <p>1) When will it be paved?</p> <p>2) When will it have proper drainage to alleviate the flooding that occurs during storms?</p> <p>3) Can a larger outgoing mail receptacle be installed? The space to insert mail is very narrow and will not accommodate anything thicker than a few envelopes. The only other option I know of is to drive to the post office to mail these 1st class pieces.</p>	12/2/18	<p>The area has been regraded with additional material added. It has performed well during the last rainfall with no standing water. The developer will continue to monitor the area and make any necessary modifications. The area will be paved when the parking lot for the new pool and party barn is constructed. The construction timeline will be determined after bids are received and reviewed. The developer expects the bids before the end of the month. The developer has no plan to add a larger outgoing parcel box at this time.</p>

Bonnie	Gray	With the new HL entrance/gate projected for completion in June, 2019, Pine Shadow Court is going to become a thoroughfare for a large percentage of traffic coming into the neighborhood. Once a dead-end court for 3 townhomes, it is already much busier with Phase 3 development. Many residents use this street to bike, jog and walk their dogs. Unfortunately without a sidewalk, we are all walking in the street while no one abides by the 20 mph speed limit. Is anyone taking a look at the risks involved and considering installing a sidewalk as other through streets have?	12/9/18	The Hampton Lake master plan does not include a sidewalk on Pine Shadow Court and there are no plans to add a sidewalk at this time.
Gary	liskow	Any updates on 2019 estimated timeframe for construction of Crystal Lake pool and barn? Happy Holidays!	12/9/18	At the November 13 Board of Directors Meeting, the developer reported that he expected to receive bids for the construction of the party barn, pool, and pool house shortly. He will provide notification of updates as they become available
Kevin	Baum	Most utility and credit card companies allow you to set up automatic payment of your monthly bill from a checking account (even though the amount due changes each month). I would like to have the same capability for paying my Hampton Lake dues plus additional amounts from Backwater Bill's, etc. However, the current Hampton Lake auto-pay system does not allow this. I don't want to have to go in and type in a new amount every time. Please update the system to allow "pay full balance due" as an additional option.	12/16/18	Although this function is available, we chose not to use the "pay full balance due" option. After speaking with the banking professionals who process our bills, we decided to reduce security risks involved with storing members' payment information. Because of the increased risk involved in storing payment information, using the "pay full balance" option would result in greater insurance exposure, thus increasing insurance costs.
Chuck	Emery	Some of the residents on Crystal Lake have been told by the builder that palm trees are not allowed on these Castaway Dr. properties. Can you please confirm if this is true and, if so, what the logic is when there are palm trees on the Crystal Lake beach and across the street on Castaway Dr. properties. Thx, Chuck	1/13/19	Members who purchased the homes surrounding Crystal Lake were given a list of plantings that were approved for that section; palm trees are not on that list. However, homeowners who would like to plant palm trees can submit a request to the ARB for consideration.
Amy	Morrisette	Hello! Is Hampton lake supposed to be entirely gated? We have noticed the fence ends and it would be easy for anyone to just walk in over in our area. Thanks!	1/13/19	Hampton Lake is a gated community; members and other drivers must enter through one of the gates. While the majority of Hampton Lake has a perimeter fence, not all areas are included. Some wetlands and other sections have been omitted. While Hampton Lake remains a very secure community, having fences does not prevent people on foot from entering.

Susan	Harrison	What plans are being made to repair the section of the road along Hampton Lake Drive between #148-156? Once again, the road appears to be sinking. If I am not mistaken, before the road was paved a few years ago an engineering study was done to prevent the water damage from reoccurring. Who bears responsibility for paying for this very necessary repair?	1/13/19	HLCA has hired an independent engineering firm to investigate and report on the road failure in the area mentioned. We are now working with several entities to determine responsibility and next steps. Because of the number of parties involved and the nature of the results discovered, the process is taking longer than anticipated. We hope to have a resolution in the near future so that necessary repairs can be completed.
Donald	Bonnette	Can you tell me what the schedule is for construction of the new front gate, I have heard it will open in June of 2019, but have not seen any construction activity. Thank You	1/20/19	At the Board of Directors Meeting on November 13, 2018, the developer reported that the new gate is expected to be completed around June 2019. The developer is working with the Town of Bluffton for approval of the plans. Once approval is received, it is anticipated that construction will begin.
Ian	Plester	Can you please clarify the reason/rationale for what appear to be new speed limits on Hampton Lake Drive and Hampton Lake Crossing. It looks like there are different speed limits on both roads dependent on direction of travel i.e. in certain stretches 30mph in one direction and 20mph in the other.	2/3/19	Our service contractor incorrectly installed some of our new signs. While some mistakes have been corrected, there are still some corrections pending. We hope to have all of the speed zones accurate in the next few days.
RICHARD	EVANS	We are getting close to 2 MONTHS that a vehicle ran over the curb and into the grass as you drive out of HL. The rut is right across from the gate house on the right side. There have been 4 orange cones there for the entire time which are unsightly driving into the Guard house and more unsightly driving out of HL. Our landscape company or staff needs to treat it like a divot is repaired on a green - level up the rut and get rid of the ugly orange cones. It would take 15 minutes to fix properly - level out the dirt and place 1 or 2 rolls of sod there and it's done! How can it sit there like this for weeks & weeks?!!	2/10/19	This area was damaged multiple times during this period and it has been repaired. At any given time our landscape crew has multiple projects and service agreements, the list of action items are prioritized and assigned accordingly.

Robert	Herman	<p>When leaving the Amenity Center parking lot, there is a speed limit sign that is very low and barely visible. It states the speed limit on HL Crossing is 20 MPH with arrows pointing East & West. There is no "Except as otherwise posted". When turning East towards the Dog Park there are no other speed limit signs to remind drivers of the 20 MPH limit. There is however between houses # 22 & 24 a 30 MPH sign that lets drivers heading West to accelerate for a 1/4 mile towards a blind overpass and hidden driveway. I think most drivers "assume" then the speed limit must also be 30 MPH heading East. I know in the past you have given rationale why the different speed limits. What is the rationale for speeding up towards a blind overpass and hidden drive way?</p> <p>Recomendations: 1) Make the 20 MPH sign at the Amenity Center more obvious. 2) Replace the only 30 MPH sign with a 20 MPH sign. 3) Install a couple 20 MPH signs for the East bound drivers heading towards the Dog Park.</p> <p>Thank you</p>	2/10/19	<p>The speed limit on Hampton Lake Crossing from the Dog Park to Harborview Court is zoned at 30 mph. The 20 mph zone is from Harborview Court to Hampton Lake Drive. The bridge and what you refer to as the hidden driveway is within the 20 mph zone, as is the amenity center. The sign leaving the amenities was placed to remind motorists leaving the amenity center that they are in a 20 mph zone.</p>
Earl	Crown	<p>I understand trees at end of Fording Trace, adjacent to 208 Fording Trace are wetlands and not subject to being removed. I also understand that they are planned for removal for the new house being built on the lot. Is this correct and legal?</p>	2/10/19	<p>For lots being cleared, a tree and topographical plan must be submitted to the ARB for approval. There are no wetland buffers on this lot; tree removal in designated wetlands would not be allowed.</p>
Rich	Schaltegger	<p>If someone is already in our community, resident, guest, contractor, etc. they have an unrestricted exit out our front gate so why is a transponder required to exit the south gate?</p>	2/10/19	<p>The South Gate was designed to be a member's only gate. The rationale behind keeping it as such is twofold. Having all construction traffic exit through the front gate is viewed as a deterrent for anyone taking supplies from construction sites and being able to exit without any personnel present. This is accomplished by having someone drive all the way through the community and exiting a gate that is manned 24 hours per day. With the number of potential vehicles exiting through the South Gate, it would add additional expense and undo wear and tear on equipment. The Hampton Lake gate was not designed like the easy opening arm devices, which simply lift up and down. These arm type barriers are not viewed as very secure.</p>

Thomas	BLAKE	As plans are being finalized for the forth tennis court it would be very helpful to those of us who play tennis if some consideration can be given to the type of shrubbery installed around the perimeter of the court. Currently the shrubs planted along the court closest to the pool make it very difficult to find tennis balls if they go over the short fence. I have seen other tennis facilities were they have planted shrubs that are very dense and do not allow the tennis balls to get stuck in the body of the shrub.Thanks .	2/17/19	The landscape plan provided by the developer includes plants already established in other areas in order to provide continuity. We will discuss our landscape practices to determine if the existing plant material can be improved.
Jeff	Lake	The updates on the back gate refer to structural damage. Was this a result of wear and tear or physical damage by a vehicle?	2/17/19	The rear gate was damaged by a vehicle. We would like to remind all owners to be patient and use caution when entering and exiting the South Gate. Gate repairs are costly and could potentially take 4-6 weeks to repair. This would create significant inconveniences for the community as all traffic would have to enter and exit through one gate. We do utilize cameras and anyone found to cause damage to the gates will be responsible for the cost of repairs.
Holly	Martin	Hello! There has been trash floating in the lagoon behind our home for a few weeks (since before we closed and moved in). It's our understanding that this area is maintained by Hampton Lake. What are the procedures for things like this? Do you periodically clean out the lagoons or do we need to report it? Do you wait until all construction along the lagoon is finished before clearing the lagoon of trash? Is it the builder's responsibility (all homes along lagoon are being built by same builder)? Thank you!	2/17/19	HLCA is responsible for maintaining the retention ponds. We would suggest you contact management to report any debris. You can reach the Tackle Box Tuesday through Saturday from 9 to 5 and on Sunday from 11 to 5 at (843) 836-7458. We do have litter patrol by our landscape contractor scheduled throughout the community, however, they have limited access to the water. The builders are also held accountable for debris from job sites.

Kim	Meiklejohn	<p>I have two questions -</p> <p>Hydro Therapy - When will the hydro therapy be open for member use? The rumor is "there was not a permit filed for the work completed"</p> <p>Dry Dock - I had an opportunity to visit the Dry Dock and was shocked to see the majority of spaces being used for multiple private contractors. At one time it was stated there was one company who's owner was a member and had two sites. Now there is at least 5 or 6 sites being used. There is an additional landscaping company taking up about the same amount of space. I understand there is a problem with getting the additional storage area for contractors - however why do the contractors take multiple sites and priority over the members that have been waiting on the list? Some of those members have been on that list for 3 years +</p>	2/24/19	<p>We completed a walkthrough of the hydrotherapy room with the contractor on Wednesday and provided a small punch list of items to resolve. The list includes some touch up paint, caulking, and molding installation. We expect this to be completed this week. We are planning to open the hydrotherapy room this Monday, February 25th. Thank you for ignoring the rumors and reaching out to get the correct information. We assure you that no owner designated spaces are being used by contractors. The Dry Dock was designed with 22 spaces to rent to our owners. 21 are currently rented by owners and one is used for a daily space for owners with temporary needs. The Dry Dock was never intended to supply enough space for the entire community. In order to reduce costs and improve productivity, our current contract with our landscapers dictates that we supply "on-site" storage for staging equipment. This lowers the amount of the contract by thousands of dollars and ensures the team doesn't lose productive time transporting equipment from an off-site location. This benefits all owners. We were fortunate to be able to utilize some developer owned property at no cost for a few years. This space is no longer available due to development of northern Sandhill. We have had to rearrange some community trailers and create some temporary space in the Dry Dock for our landscapers. We are continuing to investigate the possibility of creating additional space in a parcel of land across from One Hampton Lake Apartments. The initial meeting with the town created delays and some question as to the cost effectiveness of clearing this parcel. We will continue to update the community as this project progresses.</p>
Judy	Foreman	<p>Has the fee structure for classes been resolved as I have noticed a decline in participation.</p>	2/24/19	<p>We have provided the new fee structure to the owners. A week prior to announcing the final package we had 52 participants and 4 canceled classes. Over the next 2 weeks we had 98 and 88 participants with 1 and 3 canceled classes. We will continue to monitor the participation levels and interest in the classes and make adjustments as necessary.</p>

Myles	Schulberg	<p>While not the fault of HL, the recycle containers HL'ers are provided are a joke. They are too small to hold all the recyclables one has; being unlidded they are unsightly and items blow out of them in the wind and birds and animals can pick at the items; and being unwheeled make them burdensome to place curbside. Over the years, I broached their inadequacy several times with the Town only to be told they would look into the matter, but as we see, nothing has ever come of that. In Northern Virginia from where we came, we were issued wheeled and lidded recycle containers, only slightly smaller than the trash containers. Ironically, like in Bluffton, Waste Management was our trash/recycle collector. I guess the contracts governing containers were different. Acknowledging strength in numbers, is it within the balliwick of HL as a development, or better still in network with other Bluffton developments, to contact the Town to provide larger lidded and wheeled recycle containers to homeow</p>	2/24/19	<p>We agree it would benefit the community to have better and larger recycling receptacles with lids. We have addressed our concerns to the Town regarding the size and lack of lids on our current receptacles. The response we received was one of cost concerns. We also agree there is a potential for strength in numbers and would encourage all concerned owners to reach out to the Town Manager, the Bluffton Mayor and the Town Council by email or letter to support improved recycle containers, such as larger, and with wheels and lids.</p>
Emma	Cannon	<p>I submitted a question previously without any notification that it was address. There is a growing problem of pedestrians and bicycle in the streets. This poses a dangerous situation especially with all the construction parking and traffic. Hampton lake has wonderful WIDE sidewalks that can accommodate both bikers, runners, and walkers. There is NO reason walkers should be in the streets except where there is no sidewalk available. Having to maneuver around the construction vehicles and running into a walker or biker is an accident waiting to happen. I'm so sure what the rule is regarding people in the streets, but if a sidewalk is available ... it should be used.</p>	2/24/19	<p>We agree with your suggestion that walkers should be using the sidewalks when they walk around the community unless there is no sidewalk available. While there are no rules prohibiting walking in the street, HLCA has always highly recommended that walkers and joggers in particular utilize the sidewalks, where available, for safety concerns and common-sense reasons. Rule 4.13.10 does require bikers to yield to pedestrians when using the sidewalks.</p>

Gary	Rhodes	<p>My wife and I have owned our HL property for 1 1/2 years and living full-time (since retirement) for six months. We have grown to enjoy Backwater Bills very much. The food is GREAT! The service is TERRIFIC! The only challenge in enjoying BBs is that it is so very loud and noisy. It used to be that it was peaceful during lunch hours and loud during dinner times. Now, it seems to be so very loud when it is full or close to full that when we go with another couple we find ourselves almost shouting across the table to just have a conversation. (And, by the way, I have excellent hearing without a hearing aid!)</p> <p>SUGGESTION: Bring in a sound expert (an expert in sound baffles, etc.) and pay them to make some recommendations for what might be done without diminishing the fun feel and cozy atmosphere of BBs. I suspect that there are techniques of sound-absorbing materials that could be placed throughout the ceiling that would absorb sound and make the restaurant so much more enjoyable.</p>	3/3/19	<p>Several years ago, the Food & Beverage Committee looked into noise reduction strategies for Backwater Bills. Although several changes were made that improved the noise somewhat, the type of changes that would have greater impact appeared to be quite costly. Because we are waiting for more concrete plans about the new space that will be available as a result of the "Party Barn" that the developer is planning, we are holding off on significant investments until there is more clarity about space options. For example, it is thought that once the Party Barn becomes available we will have more consistent ability to use the Lakeview Room as a quieter dining space so that the bar area can retain its lively atmosphere.</p>
Leroy	Magee	<p>If my memory is correct the last couple of years there has been a problem with the pool heater. May I suggest that we get the pool heater tested in advance so that it is operational when the time is needed...may I also ask when the date will be when we can expect the pool to be heated...it would be comforting to be able to have the pool heated in early March when the chance of higher pool weather is likely to happen....thanks...skip magee</p>	3/3/19	<p>The pool heater is tested several times in advance every year, unfortunately testing it doesn't preclude it from breaking down. There have been several times in the past where the pool heater was tested, found to be operational, and subsequently broke down after a period of working well. 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.</p>

Jerry	Lowry	<p>I would like to know why we rebuilt the hydrotherapy pool exactly the way it was when we were having problems before. There were suggestions for rebuild. that would have allowed the temperature to stay at approximately 95 degrees as it was in the past. We have now wasted our HOA funds to not allow these temperatures for true hydrotherapy effects. If you check with Occupational and Rehab therapists, you will find that your temperatures Are too low for any therapy of joints. Was this meant to be an exercise pool and not a therapy pool? I waited three yeRs for this pool to be fixed and now I come out in five minutes because it has no therapy relief at all when it's too cold to be in there. Please tell us what can be done to correct this problem.</p>	3/11/19	<p>We are continuing to make adjustments in order to optimize therapeutic benefits and work through various factors such as maintaining a balance between water and room temperature and avoiding the excessive moisture and condensation that can be damaging to the facility. The recommended temperature for therapeutic purposes is 85 to 95 degrees. The hydrotherapy pool temperature was initially set to be maintained at 88 degrees and the room temperature 84 - 86 degrees. We have noticed very little moisture or condensation in the room, and last week it has was adjusted to 91 degrees. This may well be the upper end of where the pool can be maintained without creating moisture damage to the facility. We will continue to monitor the climate, but it's important to remember that our amenity is a hydrotherapy pool, not a hot tub. The 85-95 degree recommended temperature allows for a longer period of exercise and movement in the water; whereas a hotter, more hot tub-like temperature would be uncomfortable for exercise and is not recommended for more than a 10-minute period.</p>
Brenda	Fahey	<p>Building /adding a sidewalk along Pine Shadow Drive.</p> <p>This road is narrow and windy. The amount of traffic on this small road is ever increasing and includes large construction vehicles. With the opening of the new entrance this traffic will surely increase.</p> <p>Adding a sidewalk will help to ensure pedestrian safety.</p> <p>Thank you for your consideration.</p>	3/17/19	<p>The Hampton Lake master plan does not include a sidewalk on Pine Shadow Court and there are no plans to add a sidewalk at this time.</p>
Sanford	Foteman	<p>In the last week I have picked up to screws on the street near my driveway.</p> <p>In the last year I have repaired 3 slow leaks in our 2 cars.</p> <p>What is being done to address this problem? Our street has 5 houses under construction as well as all the other activity in the neighborhood.</p>	3/17/19	<p>Contractors are required to police the road near their construction site each day. However, policing all of the contractors to ensure that they do it is nearly impossible. 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.</p>

RICHARD	EVANS	<p>Last yr was our first in HL. The pool was under repair but supposed to open April 1, 2018. We scheduled a visit for our daughter & grandson from Amsterdam 2nd week of April- pool wasn't ready. When we moved here we were told the pool is heated. Not until this fall when I was still trying to swim laps was I told it's only heated in the Spring. Now it sounds like Spring could be March, April or whenever depending on the weather. There should be a firm date like April 1 that we know the pool will be 80 degrees... I was in the Country club business - ran 4 large clubs - 2 in Chicago - talk about weather but we had firm dates for opening the pools & heating them until the warm weather could take over. Same with our downtown Condo building - Mother's day weekend, rain, snow, cold or nice weather. (Ave May temp in Chicago 65/52 degrees) Has the heater been turned on yet to test it? Why can't we have firm dates? When can I be assured that if my 5 yr old grandson visits the pool will be warm?</p>	3/17/19	<p>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. Heating the pool costs \$4000-\$6000 per month; it is not cost effective to heat the pool when it is doubtful that many members will be using it. Weather permitting, we will start heating the pool on Saturday, March 23rd. The pool heater has been tested twice and is functioning normally.</p>
Lee	Cooper	<p>Having lived in Bluffton for 6 years we are once again faced with the choice of either Hargray, Dish or Direct TV. In our last Bluffton community we were able to take a general vote which resulted in us being given the choice of selecting Time Warner which offered extremely competitive services and pricing. What is the feasibility of doing the same thing here in Hampton Lake? Not necessarily Time Warner/Spectrum/Xfinity but just given another Hardwire choice.</p> <p>Thanks</p>	3/24/19	<p>The issue of which providers of Internet/phone/TV serve Hampton Lake is not a matter of a vote by Hampton Lake members. The current provider, Hargray, made the initial investment to create the infrastructure for these services. Due to the high capital cost of installing additional cable lines to compete with Hargray, it is unlikely that other cable / hard wired internet providers would choose to develop the required infrastructure in Hampton Lake. At the Annual Meeting on March 19, John Reed indicated that Hargray may have been granted exclusive rights to Hampton Lake. If a provider expressed interest in being providing services at Hampton Lake, HLCA would explore the feasibility of the option, including determining the conditions of any exclusivity granted at the time of initial development.</p>
Gary	Rhodes	<p>How does a resident get the restroom code for the restroom trailers near the pickle ball courts at Crystal Lake? Thank you.</p>	3/24/19	<p>The code is 5253. The restrooms require a code that is only provided to members as a way of limiting the usage of these restrooms only to members.</p>

Matthew & Marie	Miniter	<p>We would just like to thank the terrific staff at the Gatehouse for such a wonderful job they do on a daily basis. Response time is quick and they excel in their responsibilities.</p> <p>We are also impressed with the exceptional staff at Hampton Lake, and we appreciate the welcome and friendliness we have received and the efficiency of each and every staff member.</p> <p>Thank you all.</p>	3/24/19	Thank you for the kind words of support for the Gatehouse and staff. The staff works hard to make members' experience a good one, and your comments are greatly appreciated.
ROBERT	PAVELKA	I have a concern about the safety and issuance of summons by our Security department. I was stopped by a Security Officer for traveling 25 mph, in a 20 mph zone. It should be noted, The Officer was very friendly, cordial and professional. He advised me of the reason I was being stopped and informed me I was traveling 5mph over the speed limit. He further advised me it was only a warning and a summons was not being issued. My concern is that of a legal matter. Do our Security Officers receive training in the legal aspects of issuing an accusatory instrument? and Who decides which vehicle and traffic laws are to be enforced and at What discretion, the individual Officer, Security Supervisor or the board? and my other question is more important to me, the safety of these Security Officers. What training do these Officers receive in the effective safe procedure in stopping a vehicle? The Security Officer approached my vehicle using very few tactics? Many crimes are committed using a car.	4/14/19	<p>Our security team is SLED certified and they do receive SLED training. The patrol officers are also certified on the radar equipment. The right to administer citations of this nature is addressed in our Rules and Regulations. 14.7.2. Listed below are traffic safety guidelines that include violations and fine schedules as enforced by Hampton Lake Security team as part of the community traffic safety program:</p> <p>Offense 1st 2nd 3rd 4th</p> <p>Speeding Warning \$75 \$500 No access/suspended privileges</p> <p>Reckless driving \$150 \$500 No access/suspended privileges</p> <p>Parking violations Warning \$25 \$75 \$200</p> <p>Failure to stop at main gate \$100 \$500 No access/suspended privileges</p> <p>For more information on how violations are handled, please see the HLCA Rules & Regulations.</p>
Larry	Garrison	<p>I've noticed most of the "bubblers" in the lake and the various ponds are on--would appreciate them being turned on as well in what I think is the West Compass lake (behind the houses on Quarter Casting and Castaway). In addition to a potential for mosquitoes there is quite a build up of vegetation.</p> <p>Thanks</p>	4/14/19	The aerators in the lake are turned off during the winter months and based on water temperature and dissolved oxygen level they are turned back on during the Spring. The aerator mentioned is under repair, a line may have been damaged by construction. It is now operational, but a more permanent fix will be completed in the next few weeks. The undesirable aquatic vegetation is scheduled to be treated next week.
Sandra	Campeau	Why is the yellow boom still there on the way to phase 3 from the lake. It's trash and it should be removed.	4/14/19	We are working to see what can be accomplished. This turbidity curtain is extremely heavy and we do not have the equipment to remove it from the water lake side and no equipment can enter the wetland to have it removed. We will work with the developer and do what we can.

J.Hudson	Williams	While surely a larger population utilize the main pool over the adult pool, many of us users have discussed the desire to have it heated when the main pool starts being heated. (it was still unusable to most this weekend, 4/8) Also- presumably due to the surrounding trees, the adult pool seems to have leaves in it nearly constantly in the beginning of the season. Requesting the pool to get the same attention to care as the main. Thanks!	4/14/19	The adult pool was designed and marketed as a "cool" pool alternative to the main pool. The design included deeper water, more shade and no heating system. Due to the high cost to retrofit a heating system and the fact there is a heated pool available for those who prefer warmer water, there are no plans to heat the adult "cool" pool. The adult pool is subject to the same care and maintenance as the main pool; it is skimmed daily and all the leaves are removed. As you point out, at this time of year, the surrounding trees are shedding leaves and the wind blows them into the pool throughout the day.
Jodie	evans	<p>Last week on at least 2 occasions and several times before, the flag was not raised - Most recently this past Sunday. Every time we inquire the person in the guard house says it wasn't my job! Typically we have noticed this in the afternoon so it probably isn't "her Job" but it is someone's! We don't care who's "job it is" but we want it done! Also, Sunday the waterfall on the entrance was not on and we got the same answer - not my job! Plus, the same thing has happened with huge truck tire tracks up into the grass area across from the guard house. We wrote about this a couple months ago and it was filled in immediately with new sod.</p> <p>Why doesn't Mgt see these things when they drive in or out of the complex? Tunnel vision in my opinion! by the way - the new flowers and plantings in the front entrance look great. Maybe that young lady who seems to be in charge should inspect the rest of our entry road every day.</p>	4/21/19	In a community as large as Hampton Lake, there will always be items to maintain and/or repair. Management was most certainly aware that the waterfall at the front entrance was not operational; that's why it has been scheduled for repair. Just as with members' individual homes, repairs sometimes take time to get on a contractor's schedule, and frequently, parts need to be ordered. That was the case with the waterfall. The tire tracks have been repaired a number of times; we are now looking at a new approach so that vehicles stop driving over this area.
Jody	Evans	I have noticed that the flag at the front gate is often not flying. When I asked the guards about it they just shrug and say they don't know about it. I find this extremely disappointing. Please see that this is corrected ASAP.	4/21/19	The flag is flown according to the United States Flag Code. Title 36, Chapter 10, of the code states: "The flag should not be displayed on days when the weather is inclement, except when an all-weather flag is displayed." Therefore, the flag may not be flying on a day when it is expected to rain. Because the security staff is very busy monitoring entry at the gate and patrolling the neighborhood, coupled with the unpredictability of the weather, it is impossible for them to take it down just before the rain comes and put it up as soon as rain is no longer predicted. Although we strive to demonstrate our patriotism by flying the flag, members should not expect a rigidly adhered to schedule.
Ro	Morrissey	Recent postings about alligators being seen behind Castaway Drive and in the pond at the corner of Lake Bluff and Fox Path concern me. These sightings are very close to Crystal Lake. One area of the lake fence, near the bocce courts, has the gate for maintenance to enter. Over the past year there has been substantial erosion in that area under the gate that has not yet been repaired. Currently I am writing to advise management that there is a significant hole under this gate. Are there any plans to finally repair this area before an alligator finds this easy entrance to the water?	4/21/19	As Crystal Lake is still under control of the developer, the developer has been informed about the hole. We are working with the developer to determine an appropriate repair.

Gayle	Olszyk	After reading in the Hot Topics from this weeks Newsletter about dogs being on a leash at all times other than designated dog parks, can you tell me if the area around Crystal Lake and the new walking path are dog designated area?	4/28/19	Dogs must be on a leash in all areas of Hampton Lake except in the Dog Paddle Park at the intersection of Hampton Lake Drive and Hampton Lake Crossing. Dogs must be on a leash around Crystal Lake and all walking paths.
MARK	WOODRUFF	Can you please clarify and post the rules for the walking/jogging track, both here and at the track. I have been using this track for one week. So far I have encountered a golf cart, bicycles, and dogs both on and off their leash. I would hope none of this is allowed on a rubberized track. If it is permitted, this amenity will not last. There are plenty of places to ride bikes, walk dogs, and ride golf carts other than this track.	5/5/19	The following notice was included in the Hot Topics section April 29 Community Update: Sports Field & Padded Jogging Track at Parkside Our newest amenity is now open. We would like everyone to be mindful that the track was designed for joggers and walkers, no bicycles or golf carts are allowed. The sports field is open for use, our current pet rules apply, all pets must remain on leash and make sure to clean up after them. This notice will be repeated periodically and the rules will be incorporated into the next version of the HLCA Rules & Regulations.
Trish	Anzovino	My question concerns driveways. The curb at the front of our driveway is high enough so when a car is pulling into the drive or exiting out of the drive, it "bottoms out". This has caused damage to our own car along with visitors' cars. What can be done so the curbing is not as steep at the driveway entrance? Thank you	5/5/19	The curbing is designed to channel water during heavy rains to prevent the streets from flooding, and presumably your builder structured your driveway to complement the curbing and prevent flooding on your property. Homeowners, particularly those with cars that have low clearance, have found that entering and exiting their driveways slowly and at an angle avoids bottoming out.
Anna	Levonyak	Will you share the date you plan to open the new tennis court? It is much needed with the many individuals and newly forming team wanting to play. Thank you,	5/12/19	The timing is dependent on completion of the landscaping. The landscaping work has already started this past week. The information we have been given is that it will most likely be completed sometime next week.
Amy	Morrisette	Hello! Is there any information that can be provided on landscaping the community areas? In the knockout section there is an island outside of our home that is really terrible. It is just dead patches of grass. How can this be remedied? We keep our homes looking great in this community and expect the same of the common areas. I believe this has been an ongoing issue and I am hoping you can help.	5/19/19	For Community common property and areas of common responsibility, the Community Association is responsible for regular maintenance (e.g. mowing & edging). The Developer is responsible for initial installation of common property landscaping (e.g. grass, trees, shrubs, etc.) as part of his development of Hampton Lake and in accordance with plans approved by the Town of Bluffton. The Developer has communicated his plan to review the landscaping needs of the Sandhill tract ("phase 3" & beyond) and potentially make improvements in the late summer or fall, including the area where you live.

RICHARD	EVANS	Large trucks continue to run off the road by the gate house as you leave the property. The same landscaping which was recently added a few weeks ago needs to be added to the rest of the East side of the road north of the gatehouse to prevent large trucks from running off the road. I'm referring to the large boulders placed along the curb with Muhly grass planted in the Pine Strawed area. It looks nice and serves the purpose. Seeing large ruts in the lawn there does not look nice! Maybe you can also catch whoever the drivers are that are doing this. If they run over a boulder, the guards will probably see and hear it!	5/19/19	Thank you for your suggestion. While we have no immediate plans for additional landscaping in this area, we may make changes in the future.
Jodie	Evans	Last Friday we went to Backwater Bills specifically to have Bang Bang Shrimp, which is a lot of people's favorite. It has been taken off the menu - why? We were told by a staff member that it was so popular that they "couldn't keep up with the volume"! Please tell me that is not true. If it is a signature item and you sell out, you sell out like Bluffton BBQ. You don't take it off the menu. It was big enough for both of us to share one or take some home for the next day so if it was a cost issue raise the price or cut down the portion by a couple shrimp. \$10 was a great price and it would be \$15+ at any regular Bluffton restaurant. Please bring it back!	5/19/19	Bang Bang Shrimp is a seasonal menu item and we do plan to bring it back in the fall.
Kimberly	Ison	Last summer I asked about moving the charcoal grills from the previous basketball courts to the grounds by Crystal Lake. I understand they have since been removed and I'm wondering if they are going to show up anywhere. I'm sure they were a significant cost to the community. Has anyone considered installing them at Crystal lake amenities area? They are needed and many of us would put them to good use. Thank you for your consideration.	6/2/19	Several charcoal grills have been re-installed near the new tennis court, we currently do not have plans to add grills to Parkside Amenities. We will have a better understanding of needs once development is completed.
Richard	Evans	I've noticed lately that the sprinklers are on as I leave HL in the mid afternoon. Surely the system can be set to water after dark and before Sunrise. Any Sod company, landscaper, irrigation expert will tell you not to water in the middle of the day especially with the heat spell we are having. You might as well just pour the water down the drain as it evaporates immediately and does more harm than good to the grass because the water is not getting down into the roots so they grow out rather than down trying to get moisture!	6/2/19	Although the vast majority of the sprinklers are set for before sunrise, there are a great many irrigation zones throughout Hampton Lake and occasionally some zones are set for other times. The reasons vary, including the need to avoid having all zones go off at the same time, and also for testing the sprinklers and coverage during the hours that the landscape crew is on site.

Jill	Stevenson	The grounds are not being kept to code on the Lilly Dipper island center nor the lagoons along Lake Bluff Drive at this phase of the development. The grass along the lagoons are not mowed, the island at Lilly Dipper is barren as the grass has burnt completely out. Board members will be coming to individual homes making sure we are up to code, yet the grounds HL is responsible are unsightly to say the least. Please provide care to these areas as you do to the rest of HL.	6/2/19	For Community common property and areas of common responsibility, the Community Association is responsible for regular maintenance (e.g. mowing & edging). This area is scheduled to be mowed every other week, some equipment failure delayed the regular routine which should be back on schedule soon. The Developer is responsible for initial installation of common property landscaping (e.g. grass, trees, shrubs, etc.) as part of his development of Hampton Lake and in accordance with plans approved by the Town of Bluffton. The Developer has communicated his plan to review the landscaping needs of the Sandhill tract ("phase 3" & beyond) and potentially make improvements in the late summer or fall, including the area you are referring to. As a point of clarification, board members do not perform the inspections; inspections are conducted by the Compliance Committee. The Compliance Committee is made up of member volunteers.
Virginia	Murray	When will the lazy river be working, it seems several weeks since we received notice that repairs to the motor were underway, this is a favorite feature of the pool and we would like to be able to enjoy it especially with the extreme hot weather.	6/9/19	Repairs have been made to the Lazy River motor, and other than 2 or 3 times having a breaker reset, it has been functioning properly. We are waiting for the installation of an electrical part to ensure the breaker problem is resolved. The Lazy River hours are currently from approximately 11:00 AM until 7:30 PM.
Mark	Woodruff	While at the pool on a very busy Memorial Day weekend, we over hear a large group talking about the one year membership they purchased to all of our Hampton Lake amenities. This is disturbing when our amenities are already challenged by a growing population. In talking we hear that Hampton Lake has sold many of these memberships? Is this correct and if so WHY? The group we saw was about a dozen people on this one membership. If I want to take a group like this to the pool I have to request permission. Something seems amiss here.	6/9/19	There have been a small number of owners who have assigned their rights to use the amenities to others. Owners who do this give up their own rights and are not permitted to use the amenities themselves. Anyone using the amenities must follow the HLCA Rules & Regulations, whether they are members, guests, or someone who has been assigned rights as a member from an owner. This includes the rule about the number of guests one may bring to the pool.
Steve	White	I'm concerned that with the weakening asphalt on Hampton Lake Drive the ground beneath may be generating a sinkhole that could be catastrophic. Has that been investigated?	6/9/19	HLCA has hired an independent engineering firm to investigate and report on the road failure in the area mentioned. A plan for drainage and repairs has been formulated, and we are now in the process of signing contracts and scheduling the necessary repairs.
Bob	Kirsch	I would like to know when the damaged umbrella at the pickle ball courts will be repaired/replaced. As the temperature continues to climb it is imperative to have some shade at the courts.	6/9/19	We have placed a claim with the supplier to have the parts ordered and repairs made under warranty.

Gary	Shepherd	In February 2015, John Reed committed \$7000 per lot sold in Phase 2 and 3 for Amenities, which totals \$5,000,000. First, can you ask the developer to state how many lots have been sold? Second, how much money has been spent to date on the Amenities since February 2015. And third, the Town of Bluffton has been cited as causing delays in permits for the amenities (per Pratt Reed in Feb 2019). Please have him specify where the design and permitting stands for the barn and pool, specifically. In short, how much money is collected, how much is spent, and what is now delaying more spending?	6/23/19	Some clarification is needed in order to answer this question. First, the developer committed \$7000 per lot for lots sold in phase 3, no funds were committed from phase 2 sales. Second, Pratt Reed stated that the Town of Bluffton has slowed down the development permitting process, not permits for the amenities specifically. If the town doesn't approve the development plans, the lots cannot be built, thus they cannot be sold. Because the lots are not able to be sold, the developer is not able to accrue the amenity funds as quickly as he would like. This overall development slow-down (which affects other developers as well) has put the current development plans more than a year behind schedule. The third point to clarify is the total amount available for the amenities. In 2015, it was estimated that \$5 million would be available for amenity construction; however, in 2017 it became clear that the total number of lots would be reduced to 510 due to about 50 acres having been determined unsuitable for homesites. (This acreage was subsequently sold to a third party.) This reduction brought the total amount expected to be available for amenities down to \$3.57 million. The developer hopes to be able to start the pool and pool house portion this fall for opening in the summer of 2020, but it is completely based on sales pace of developer lots. The Reed Group is a privately held company and does not make its financials public.
John	Ryan	Is it true that memberships to the pool and/or fitness center are being sold to non-residents?	6/16/19	<p>The Community Charter states that there shall be only one membership per unit, therefore it is necessary to have rules and a designated membership process to cover the situations where owners lease their property. The charter is also clear that we must have a designated membership process for those cases where a unit is owned by a corporation or partnership. Since all members must be treated the same, any member may designate or assign their membership rights to another, so long as the membership rights are limited to one per unit. The charter and the rules (see Chapter 4 of the Community Charter and rule 3.2 in the HLCA Rules & Regulations) establish the policy for our current process of creating membership accounts for new owners and for designated memberships. The process is essentially the same for everyone and it must be completed before members get a decal and set up an account.</p> <p>We have well over 1000 owners and almost 900 homes completed in Hampton Lake. With this population there are only 38 designated memberships, 10 of which are owned by corporations, including builders. Our experience to date indicates that designated members don't create problems any different from owners. There is no data to suggest our current designated membership policy and procedures will lead to problems in the future. If we find it does, we can address at that time.</p> <p>Management understands that a key issue for members revolves around safety and entry control at the gate, at the pool, at the fitness center, as well as other places. Beyond the policy of having designated memberships, which the charter says we must have, it is more important to be sure that our procedures provide the proper control to keep our community safe and to maintain our community wide standards. There is a standard process to establish membership when someone purchases property in Hampton Lake. Both their membership and their account are established by coming in and filling out a membership profile. This identifies who they are and who their family members are. Decals must be picked up in person. They also sign an acknowledgement that they received and have read a copy of our rules and regulations. When an owner designates their membership to another, such as a rental tenant, they forfeit their rights to use the amenities. The</p>

				<p>designation must be in writing and they must provide a copy of their property lease, which must be for a period of at least 6 months. Before a designated member can get a decal or be granted access to amenities, they must come in and identify themselves and their family members, fill out a membership profile, establish an account, acknowledge receipt of the rules and regulations, affirm they will comply with the rules, and acknowledge that HLCA management has the right to revoke their membership.</p> <p>Management's right to revoke a "designated" membership is our safety net in the event of rules violations or bad behavior. However, even though an owner has designated their membership, the owner still remains ultimately responsible to HLCA. Our experience to date indicates our procedures are working well.</p> <p>Renters in the apartments at One Hampton Lake cannot purchase or lease access to the amenities; however, there are owners in Hampton Lake who are renting apartments while their homes are being built. They, of course, are Hampton Lake members by virtue of owning property in Hampton Lake.</p>
Chuck	Emery	<p>As a follow up to the question concerning the assigning of member's rights to amenities, how is this controlled? You mentioned that members who have assigned their rights aren't permitted to use the amenities themselves. I don't understand how this would be monitored. Amenities such as the courts and other outdoor amenities aren't monitored at all. The fitness center and pool only loosely require a sign in. Are we paying someone to match those names against a list of restricted members? What I really don't understand is why this is even permitted. As the member who originally asked about this said.....It seems something is amiss here.</p>	6/16/19	<p>Same answer as above (see John Ryan's question from 6/9/19.)</p>
George	Hall	<p>Why would we want to have a rule that would allow property owners the right to assign their rights to use all of Hampton lake facilities for a mere 100 dollars a year or any amount?</p>	6/16/19	<p>Same answer as above (see John Ryan's question from 6/9/19.)</p>

Carmel	Fauci	<p>Your response to the question concerning outsiders using the pool lacked clarity.</p> <p>Can you please explain exactly what's occurring? We've heard that the renters in the apartment s can use all facilities for a nominal fee and have seen people in bathing suits walking in through the back gate.</p> <p>We ay a lot of money to live here and would like a more detailed response.</p> <p>Thank you</p>	6/16/19	Same answer as above (see John Ryan's question from 6/9/19.)
Larry	Taylor	<p>The main pool has been cloudy going on 3 weeks now. Several days the water was green that would stain swimwear. On one of the green days, a potential buyer who was visiting made several negative comments about the condition. Can anything be done to improve the condition of the pool? I believe with regular monitoring and maintenance, the pool could be clear. A cloudy day here and there is understandable, but this ongoing condition is not acceptable. Could you review what is being done now and make adjustments to correct?</p> <p>Thank You,</p> <p>Larry Taylor</p>	6/16/19	Our pool contractor is on property 2-3 times per day to monitor and adjust water chemistry. We have recently made significant improvements to our pool to improve the water clarity of our Lazy River pool. The steps taken to date include resurfacing, drainage and landscape improvements. This week we are adding a new refined glass base filtration system as well as the latest computerized chemical injection system. Next year we plan to have all of the stone work around the pool re-grouted, calked and sealed. All of these efforts are to minimize the effects of organic material entering our pool and changing the water clarity. Everyone can be very confident the pool is safe, our last DHEC inspection was June 6th and all water quality was found to be in compliance. We will continue to work towards finding solutions to the unique challenges that are inherent to our Lazy River pool.
Axel	Graf	During the Compliance check for lawn problems, I would hope that also the Common Area Lawns were flagged as some need TLC.	6/30/19	The Compliance Committee's inspections include common areas and they do indeed flag areas needing attention.
Bernadette	Almasy	<p>My question is in regards to last week's question on allowing owners to sell their memberships to Hampton Lake amenities. I looked this up in the HLCA Rules and Regulations, Section 3.2.3, and had thought this section was referring to renters of homes in Hampton Lake and not to people who reside outside of Hampton Lake. Though, it seems to be mute on who memberships can be sold to.</p> <p>Can you please clarify if memberships are allowed to be sold to non-residents of Hampton Lake?</p>	6/23/19	It must be noted that nowhere in the rules does it say owners can "sell their membership". When owners sell their property, they sell their membership with the property. Rule 3.2.3. of the HLCA Rules & Regulations states "In the same manner as owners leasing property, Lot Owners may "Designate Users" to allow use of the Common Area facilities by persons other than the Owner at Hampton Lake and may establish the use terms and fees for such use by nonowners." This is identical to rental arrangements. When owners "designate" their membership, they relinquish their right to use the Hampton Lake amenities. Just the same as any other Owner, "designated members" are not required to be residents of Hampton Lake.

Donald	Gray	Can someone please give us an update on mailbox refurbishing / replacement? This was once a homeowner responsibility, but I believe a year or two ago taken over by HLCA. Since then, it appears no progress has been made. Many boxes, including mine look pretty bad, really hurting neighborhood curb appeal.	6/23/19	The current ARB plan is to continue replacing damaged and broken mailboxes as a priority. Depending on the powder coating process and weather, new mailboxes are scheduled to be installed on Sweet Marsh and Sweet Pond, followed by the Arbor section of Hampton Lake Crossing and Pine Shadow. We will release the remainder of the schedule once we have the budget implications from these installations.
Susan	Harrison	As a former nurse and former Fitness Committee member it concerns me that there is not an AED at the Pickleball courts, sports fields, playground, Crystal Lake area. An AED and a storage unit to house it costs less than \$2000. I understand security has an AED in one of their vehicles but that is not enough in a true emergency. Also, a water fountain is absolutely necessary. At the very least large igloo containers of water should be provided. Several months back the water supply at the dog park was out and the dogs were supplied with water in igloo containers so surely we can do the same for the human residents.	6/23/19	As previously published in LakeViews and discussed during the March 19, 2019 Annual Meeting, water fountains and AEDs for the sports courts will be installed as part of the construction of the new pool and party barn. All members are reminded to call 911 in case of an emergency followed by contacting security as we do have an AED in the patrol vehicles. We also encourage all owners utilizing the new amenities to bring appropriate fluids (water and/or sports drinks) to stay hydrated. The igloo containers at the dog park was a short term measure while the water source was temporarily out of order. Because there is a water source at the dog park, it was assumed that members would not otherwise carry water to the dog park.
Donald	Bonnette	There is the beginning of a construction project by the circle just outside the main Hampton Lake entrance, can you explain what this is?	6/30/19	We are not aware of any construction project by the traffic circle on Hampton Lake Drive. There is still some construction taking place on the property where the apartments are located.
Steve	Hounam	<p>Due to my schedule, my use of the Fitness Center is usually during non-staffed hours. I wanted to ask if it'd be possible that the staff leave a basket of towels out when they leave at night to be used by residents during these hours.</p> <p>I asked the very nice woman at the front desk about this and she said this couldn't be done because the towels would get used up and we'd still have unhappy residents. Also, it would just create another pile of laundry that would have to be dealt with, so no - it could not be done.</p> <p>Now - in my eyes, if you had say 60-100 customers using the gym during these hours, I would think it would be more favorable to make 20 of these customers happy and reduce your unhappy population by 1/3 to 1/4 rather than keeping the status quo of 60-100 unhappy customers.</p> <p>Also, someone is already being paid to launder the day-use towels - is the burden of laundering one additional basket of towels in the morning really that great?</p>	6/30/19	Due to a problem with disappearing towels, we no longer leave a basket of towels out after staffed hours. According to the 6 month study that Board of Advisors Fitness & Recreation Committee conducted on usage during non-staffed hours, there were 20 - 26 users each day during non-staffed hours.

Bruce	Dornseif	<p>I understand that the Fitness Director for Hampton Lake, Kevin Felton, has submitted his resignation, to be effective in the next several weeks. I find this situation both disappointing and disturbing, as Kevin is both an excellent trainer and instructor, and is well liked by most members who frequent the fitness center. As I have purchased a 3-month, 36-session package under the assumption that Kevin would be leading the classes for which I have an interest, I am inquiring as to whether my 3-month package can be placed on hold or extended until a suitable replacement is found for Kevin?</p> <p>Moreover, if my package were to continue, I would want to ensure that Kevin's replacement would be of the same technical caliber as Kevin, would offer the same type of classes as did Kevin, and would offer classes at the same level of intensity as did Kevin.</p>	7/7/19	<p>Kevin has tendered his resignation to be effective on July 10th. We wish him well in his future endeavors and we thank him for his positive contributions with all of our fitness programs. We have hired a replacement whose bio is attached in today's Update. Gemilee Marquez will be here full time beginning July 8th. Gemilee does have impressive credentials and we believe she will be a great addition. We will be happy to work with the members regarding the 3 month packages to ensure everyone is satisfied.</p>
Bob	Herman	<p>Good Afternoon,</p> <p>There is plenty of infrastructure construction going on around the area where the new gate and the new main entrance into Hampton Lake will be. Very good to see progress!</p> <p>Please provide an updated status and estimated completion date.</p> <p>Thank you, Bob Herman</p>	7/7/19	<p>The developer has begun the construction of our new entrance. Road construction as well as some of the infrastructure installation is underway and the Developer believes the project should be completed in September or October.</p>
Chris	Trezza	<p>I am extremely upset by the condition of the pool water today, Sunday, June 30. The main pool is a disgusting green, and this is not the first time this season. What on earth is the problem and what is the plan forward. This seems to be recurring too often with no resolution. My question is why is this happening so frequently ? We were told the filtration system was being replaced, and if so it does not seem to be helping. We are having out of state family visiting for the holiday and are counting on visiting the pool. But I refuse to allow my little grandchildren (or adults for that matter), swim in that horrible pool.</p>	7/7/19	<p>We have had several days in which the water clarity has not met our expectations. There are many variables creating various challenges maintaining water clarity to the level preferred, particularly following recent heavy rains. Pool water becomes cloudy when large numbers of tiny particles of matter are introduced into the water. These particles reflect back light – thereby resulting in the appearance of a cloudy swimming pool. The particles themselves can come from any number of sources:</p> <p>These sources include, but are not limited to:</p> <p>§ Human Sources – sunscreen oils/lotions, skin proteins, body oils, perspiration, deodorant, bodily fluids.</p> <p>§ Environmental Sources – algae, pollen, leaf mold, dust, fine sand.</p> <p>§ Chemical Sources – calcium carbonate, calcium hypochlorite.</p> <p>Here are the various actions we have taken to maintain our Lazy River pool to the best water clarity level possible and to address the various sources mentioned above;</p> <ol style="list-style-type: none"> 1. We have our pool contractor here every day, most days multiple times. He keeps chlorine levels near the maximum allowed by SC DHEC. 2. We have resurfaced the entire pool to improve the surface (eliminate porous imperfections that make cleaning mold and algae more difficult) 3. Improved the landscaping in the islands to reduce the plant material. This also added more space for water to prevent overflow into the pool. 4. Purchased and installed an electric pump to accelerate the drainage around the pool. 5. Very recently, we installed a new state of the art filtration system and have a new computerized chlorine monitoring system which went into operation on July 4th. 6. The final improvement project to be completed prior to next season will be to have all of the stonework and coping around the pool refurbished

				<p>and sealed. This will more than likely be scheduled next year.</p> <p>The mitigation steps taken above will help to address the contributing particles originating from Environmental and Chemical Sources, such as nutrients from the landscaped islands in the pool, the quality of the water from BJWSA, the filtration system, the chlorine levels, the condition of the pool surface areas, the condition of the pool surround, and the runoff from the surrounding pool deck.</p> <p>As for Human Sources, the ever-increasing number of people using the pool throughout the day has significantly increased these contributing types of particles into the water. A way to mitigate this source of particles is for members and their guests to wait to apply sunscreen until after they have exited the pool whenever possible and to utilize the outdoor showers to remove sunscreens, oils and lotions before entering the pool. In addition, as much as possible, avoid over-spray from aerosol and pump sunscreen applicators so the lotions and oils do not coat the pool deck where it eventually gets washed into the pool during rainstorms.</p> <p>Also, please note, the pool filtration system has been and will continue to be run 24/7, 365 days a year.</p> <p>We believe these steps and the additional steps scheduled for next year will improve our owners experience at the Lazy River Pool.</p>
Gayle	Olszyk	I walk the track located by Crystal Lake several times a day and it's at the point that boots are required. Is something going to be done with all the water that settles in areas around the track and in the field. If you want kids playing on the field they must find the highest point that is not water-logged. Additionally, it won't be long before someone falls on the track itself from the built up slime that hasn't dried.	7/11/19	<p>In order to establish the new turf inside the track, irrigation rates were increased. This increase in irrigation frequency caused the wet conditions. Now that the irrigation clocks have been returned to normal frequencies we should see an improvement in the field and track conditions.</p>
Beth	Donovan	Hello. I have a question regarding the sewer drains and the drain filter on my street. Most drains have a filter made of black tarp, handles and filled with tire scraps. The drain in front of our home has a mesh netting and is filled with straw with no handles. In the past two storms when we, the homeowner, have had to move the filter to allow water overflow into the drain system we have had to use our hands to pull the filter away from the drain. The force of the rushing water has moved the filter and lodged the filter into the drain hole. I find this very concerning and dangerous to move when necessary. Is there anyway we can get a filter that is safer to move in the event of a flash flood? What is the protocol for homeowners moving the filter when flash flood happens?	7/14/19	<p>Builders are required to place the filters at the drain sites to prevent dirt and debris from washing into the lake per our storm water permit. The builders are also responsible for removing them when a heavy rain is expected; and our landscaping crew and other staff members frequently go out to move these filters to prevent flooding. However, as we all know, the weather is unpredictable and unexpected rain can occur when none of the crews are on site. Homeowners may move the filter to prevent flooding, but as you point out, it is extremely difficult once the water has started to accumulate. The balance between protecting the lake and preventing flooding is often a delicate one. However, the filters are extremely important while we are experiencing large numbers of new home starts. The ARB and the Town of Bluffton prefer the coconut husk (the netted ones) over the black ones, which contain rubber from old tires. The covering on the black one is very fragile and can be problematic if torn. Gail Garbett, the Director of the ARB, contacted the builder to check on the filter being lodged into the drain, but it has not shown up on the inspection reports.</p>

Jean	Kreider	Please state the rules for dogs untrained and unruly in attending the dog park.	7/14/19	<p>Hampton Lake's Rules & Regulations can be found on the Welcome page of the HLCA website. The relevant rules include:</p> <p>4.10.2. No animals that pose a health hazard or would be considered dangerous to other animals or Members and their Guests are allowed at the Park</p> <p>4.10.4. Dogs may be off-leash in appropriate areas at Dog Paddle Park but must be under reasonable control with voice commands.</p> <p>4.10.5. Members & Guests are responsible and liable for the actions of their pets while at Dog Paddle Park. Monitor your animal's behavior at all times.</p> <p>4.10.6. Dogs that are aggressive, sick, in heat, with parasites (worms, fleas or ticks), and puppies under 4 months old, should not be brought to Dog Paddle Park.</p> <p>4.10.8. Please do not allow your animal to dig holes, and if they do please replace the damaged ground.</p> <p>4.10.9. Members and guests who have a problem with a particular animal or situation at Dog Paddle Park are requested to inform the Gatehouse services or the General Manager as soon as possible.</p>
Rich	Stacy	Would you consider keeping the Fitness center accessible at least until midnight? I work long hours and don't get home many days until 9pm. As a result, I'm never able to work out or use the facilities, which were some of the biggest selling points on this community.	7/21/19	Hours of operation continue to be analyzed and adjusted to meet the needs of our growing community. Our Fitness & Recreation Committee has gathered data on after hours usage of the fitness center, and determined that there is not enough demand at this time. We will continue to look at the usage, and through surveys, make the decision on extended hours during the latter part of this year.
Linda	Lyons	Since the entry to the back gate needs repair, I have been using the call box to contact the security gatehouse. They have been very prompt at answering and providing access. Unfortunately, I have had several experiences with a pickup truck tailgating me into the community. In one case I knew that it was a commercial vehicle. It is difficult to see any details of a vehicle behind you. Does it help if I warn the gatehouse that someone may tailgate me? What is the best protocol to handle this?	7/21/19	It is important for owners to be on the lookout for vehicles gaining access by following cars in through the South Gate. If you are already on the phone with Security, it is helpful to let them know that someone is behind you and you can't see if they have a sticker. In any case, when you cannot definitively see that the vehicle behind you has the appropriate sticker, stop once you are through the gate until it closes, or call security with a vehicle description and the direction the vehicle turns onto Hampton Lake Drive. Do not confront the driver. If the driver has the proper authorization, he or she should understand the need to prevent unauthorized entry.
Jan	Beale	When si purchased my home, I was told the new gate would open March 31, then June 30. I am now hearing next year. What is the approximate date? Thanks.	7/21/19	The developer has begun the construction of our new entrance. Road construction as well as some of the infrastructure installation is underway and the Developer believes the project should be completed in September or October.

Sanford	Foreman	<p>Today I took a picture and posted about the 2nd Broken umbrella at the pickleball court which was due to the umbrellas being left open overnight. This was the 3rd post on Nextdoor asking for compliance.</p> <p>The early pickleball players have often closed the umbrellas left open on the nearby playground and basketball court.</p> <p>One of the replies was that not only she closes the umbrellas she also has to pick up the trash and how Hampton Lake has deteriorated in the last year. I am sure that we do not want that spread on Nextdoor. Since it is obvious certain individuals will not close the umbrellas or clean up I am afraid the only way to solve this problem is to have an employee check the grounds at sundown and close the umbrellas.</p>	7/21/19	<p>Pictures and issues posted on Nextdoor never reach management. It would be helpful to send these types of reports to one of the following team members; GM Bryan Rhame brhame@hamptonlakeclub.com , Maintenance Tech Avern Monteque amonteque@hamptonlakeclub.com or ARB Director Gail Garbett ggarbett@hamptonlakeclub.com. It would also be helpful for owners using the various amenities to make sure to leave the area as you found it or better. We currently do not have team members assigned for this type of oversight; we expect to increased staff presence as the new amenities are constructed.</p>
Thomas	Senigla	<p>Who is responsible for maintaining the signs - with the owner's name, city/state residence, lot number - posted on sold, undeveloped lots? There are signs in various states of disrepair, mainly along Hampton Lake Drive located between the South Gate and Sweet Marsh Court. These eyesores either need to be repaired or removed.</p>	7/21/19	<p>The signs are the responsibility of the lot owners. The ARB will look into having the signs in good repair or removed.</p>
Amy	Morrisette	<p>Hi!</p> <p>The pool has been really warm lately (today the water temp was 95). I know it's hot out but I was wondering if there is something wrong with it? Last year we don't remember it being the water being this hot?</p> <p>Thanks!</p>	7/21/19	<p>The prolonged period of extremely hot weather is the cause of the pool water being so warm.</p>
Charlotte	White	<p>Two questions regarding bicycle riding (rules and grounds):</p> <p>1) With the heat, many people are out on our side walks early (walkers, dog walkers, bicyclers) and the workment are arriving in large vehicles. COuld you summarize the bicycle rules? We bicycle and try to get off for walkers/dogs, but it is often impossible with the heavy traffic. ANd when we ride in the street, we are supposed to ride WITH traffic (not against) but have had home owners slow down, roll down windows and advise us to get off the street.</p> <p>2) When will the branches and overgrowth be cut back to accomodate all that traffic on sidewalks? ANd who has the right to cut branches of trees hanging over the sidewalk from private front yards?</p> <p>Thanks so much. Really, our sidewalks are one of the greatest assets of our community.</p>	7/28/19	<p>Rule 4.13.10 states "Paved roadways and sidewalks should be used for biking. Bikers must yield to pedestrians when using sidewalks." Within Hampton Lake, the rules of the road are to comply with all traffic laws. Traffic laws require bikers to follow the same rules as vehicular traffic. Therefore, if bikers use the street, they should ride with the traffic, not against it. As bikers are permitted to ride either in the street or on the sidewalk, no one should be telling bikers to get off the street. Our landscape contractor is responsible for trimming trees along the sidewalks and common grounds twice per year, once in the Spring and once in the Fall. Owners are allowed to cut back limbs and vegetation on their private property.</p>

Gary	Liskow	Crystal Lake was shocked right before July 4. The lake was beautifully clear and clean after that until July 20, where algae and a bad water smell has then existed. I know its been hot and the lake temp is high which causes these issues. Will lake be shocked/treated again soon? Shouldn't a higher rate of treatment occur in the hot summer months? There are many children using the lake in the summer months so parents are worried about water safety/quality.	7/28/19	Crystal Lake has never been "shocked". Crystal Lake is a manmade lake; it is not a swimming pool with constant filtration and chlorination. Mother Nature provides the water in the lake and it supports normal and healthy aquatic growth. Crystal Lake is monitored weekly and twice per month is treated with enzymes that help to reduce algae blooms. Our lake maintenance contractor also applies a chemical that reduces the availability of phosphorous, thereby reducing the aquatic growth that increases as a result of the hot weather. Weekly testing of Crystal Lake shows that the water meets or exceeds all DHEC safety standards. You can find the results of these test on the member website under the Outdoor tab.
Linda	Lyons	There have been multiple posts lately on Nextdoor concerning residents experiencing nails or screws in their tires. I know that Hampton Lake has a "sweeper" to try to pick up nails and screws from the roads. How often does it sweep the streets? If residents notice nails and screws on their street in between sweeps, should these incidents be reported and if so, to whom?	8/4/19	Our landscape contractor currently has a utility vehicle with a magnet on the front and rear, as well as a blower. These are operated on Hampton Lake Drive and Hampton Lake Crossing daily; the side streets are done several times a week. They also have a sweeper operating as needed to help minimize the amount of debris in the roads. Contractors are required to police the road near their construction site each day and several builders have purchased magnets to help clean up their job sites. 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.
Donald	Bonnette	On the lake between Fish Dancer and Waterview Court, the bubblers in the water have not been turned on for some time, is there a reason for this? Also, what is the function of these bubblers?	8/18/19	The "bubblers" aerate the lake, helping to infuse oxygen which aids in destratification of the water column and circulate the water. The circulation and oxygenation helps improve the quality of water and fish habitat. We have had both electrical and mechanical issues with the unit near Fish Dancer. To date the electrical repairs have been completed and a part for the compressor is ordered to have the unit fully operational. We expect this to be completed in the next week.
Cody	Grimaldi	After reading the July 23,19 BOD minutes I was happy to hear that a contract has been awarded on the road infrastructure on HL drive. HL GM, Bryan Rhame awarded a contract for \$38,800 for road repairs to the area of between 142 and 152 Hampton Lake Dr. This work includes installing below grade drainage improvements, road bed repairs, and milling/asphalt paving this section of road While Hampton Lake Drive is being paved, there will be times when sections of the road will only be 1 lane with flagmen controlling traffic. This project is stated to be 6 to 8 weeks and since this is a HOA budgeted project, residents experience should be priority, here are my \$38000 questions. Why are we repairing the damage on HL drive before the new gate entrance is operational? Can this work be preformed on off traffic hours to minimize traffic and member disruptions? What is the communication plan for this project? What action is being taken for HL security, first responders access?	8/11/19	This Community Association project has been years in the making. It requires coordination between four separate contractors, some of which do not have full flexibility of schedules. The new front entrance and associated new roads is a Developer project and the Community Association has no control over its schedule for completion. There is an optimal temperature recommended for asphalt repair and replacement, waiting until the fall could potentially bring unfavorable conditions. Owners and emergency responders will have access to the South Gate and will continue to have access to the community through the front. Flag personnel would always prioritize emergency vehicles through a construction site. When all of Hampton Lake Drive and Hampton Lake Crossing were last paved we had a similar number of homes under construction, and found we were able to adequately control traffic without issue. It will require some patience on the part of owners and contractors. We do not believe the inconvenience of having only one lane available will be a lengthy one. The majority of the time will be spent on drainage, preparation, and final repairs to the roadsides. While the contract for paving has been issued, we are still working on the exact start date of the drainage work. The drainage repairs and modifications are needed in advance of any road work to mitigate future failures that we are currently experiencing. Once we have a more exact schedule it will be communicated to the community.

Gabe	Guarente	One of the activities we enjoy here is going to the Tower Bar and listening to music. It's usually someone singing and playing the guitar. I believe it has only happened once, maybe twice this summer. Is this something we can have happen more often or is there a reason why not? Thank you.	8/11/19	In regards to the Tower Bar music, we experienced some difficulty with attendance last year, so for 2019, we scaled it back a little. The good news is we are working on entertainment for August through November. As the musicians are secured, we will be certain to advertise and get the word out. We hope to see you there!
Ed	Pristas	<p>Parkside Track and Field ... It was mentioned in an earlier edition of Lakeviews but the problems still exist.</p> <p>The open field at parkside remains soggy most of the time despite the prior answer that the landscapers would cut back on irrigation now that the grass is established. This leads into the next problem.</p> <p>The track was a large investment for the community however because of the irrigation/drainage issues there are multiple areas of that track that are mushy with water like a wet sponge. These areas are also stained with mold/algae and very slippery. A potential liability for the community when it's been brought to the attention to management by homeowners.</p> <p>Not to mention that the capital investment was made only for it not to have been done correctly.</p>	8/18/19	The developer continues to work on Parkside Track and Field; the area was closed this past week in order to address the problem. As this is a newly developed amenity, members are asked to be patient as the developer works on it.
Myles	Schulberg	A question and recommendation. Question - Re our Old Miller Rd automated gate, why does the outbound gate need to be activated by a transponder sticker? Were a transponder sticker not required for exiting, as is the case with the outbound automated gates of other developments, guests and vendors could have an expedited way of exiting. Recommendation - When the forthcoming new gate becomes 24/7 staffed and our current main gate will have some unstaffed/automated hours, the exit side should not require a transponder sticker and at some point neither should the exit side of our Older Miller Rd gate.	8/18/19	The South Gate on Old Miller Road was designed to be a member's only gate. The rationale behind keeping it as such is twofold. Having all construction traffic exit through the front gate is viewed as a deterrent for anyone taking supplies from construction sites and being able to exit without any personnel present. This is accomplished by having someone drive all the way through the community and exiting a gate that is manned 24 hours per day. With the number of potential vehicles exiting through the South Gate, it would add additional expense and undo wear and tear on equipment.
MARK	WOODRUFF	Another storm and the south gate is down again. I am sure Custom Security will again blame a lightening strike. The south gate must be the most likely spot in the world for a lightening strike. There is obviously an issue with wiring, breaks in insulation on cables, or it is just plain junk. As hampton lake prepares to install more bar gates, I certainly hope we are looking at another source. Custom Security has failed drastically at maintaining this gate. The current main gate cannot deal with 100 percent of the traffic so something needs to be done with this gate immediately. When residents are unaware of the broken gate they are detoured 6 miles to get back to the main gate.	8/18/19	<p>Several members submitted questions and comments about the South Gate; here is a summary that addresses those questions:</p> <p>The South Gate has experienced several outages due to lightning strikes. Despite the old saying that lightning doesn't strike the same place twice, storm experts have documented many examples proving that this is a myth. Due to the concentration of underground electronics in the vicinity of the South Gate (in addition to our own gate, Hampton Hall and Rose Dhu also have electronic gates nearby) the area is susceptible to power surges. Although there are multiple surge protectors employed for our gate, they are not foolproof.</p> <p>A number of efforts are underway to mitigate the problem, including:</p> <ul style="list-style-type: none"> • Grounding mechanisms will be placed in the tall trees surrounding the gate to help protect the electronics.

			<ul style="list-style-type: none"> • We will begin stocking parts so that repairs can be made more quickly, rather than waiting for our vendor to place an order. • We are researching other providers. Unfortunately, the lack of local providers (most are in Charleston or Savannah) does not alleviate the concern about response time and rapid repair. • In the coming months, our new gate will become operational. This will provide an additional ingress and egress site, manned 24 hours and also with a member-only automated transponder lane. <p>Replacing the bar code with another system, such as a card reader, has been suggested. However, it is too easy for cards to be lost or shared, which creates an additional security problem. Having the bar code affixed to members' cars is the most secure option.</p> <p>Also related to storms, members have asked why the pool gets cloudy after a storm. Here is a summary that addresses that question:</p> <p>We have had several days in which the water clarity has not met our expectations. There are many variables creating various challenges maintaining water clarity to the level preferred, particularly following recent heavy rains. Pool water becomes cloudy when large numbers of tiny particles of matter are introduced into the water. These particles reflect back light – thereby resulting in the appearance of a cloudy swimming pool. The particles themselves can come from any number of sources: These sources include, but are not limited to:</p> <ul style="list-style-type: none"> • Human Sources – sunscreen oils/lotions, skin proteins, body oils, perspiration, deodorant, bodily fluids. • Environmental Sources – algae, pollen, leaf mold, dust, fine sand. • Chemical Sources – calcium carbonate, calcium hypochlorite. <p>Here are the various actions we have taken to maintain our Lazy River pool to the best water clarity level possible and to address the various sources mentioned above:</p> <ol style="list-style-type: none"> 1. We have our pool contractor here every day, most days multiple times. He keeps chlorine levels near the maximum allowed by SC DHEC. 2. We have resurfaced the entire pool to improve the surface (eliminate porous imperfections that make cleaning mold and algae more difficult) 3. Improved the landscaping in the islands to reduce the plant material. This also added more space for water to prevent overflow into the pool. 4. Purchased and installed an electric pump to accelerate the drainage around the pool. 5. Very recently, we installed a new state of the art filtration system and have a new computerized chlorine monitoring system which went into operation on July 4th. 6. The final improvement project to be completed prior to next season will be to have all of the stonework and coping around the pool refurbished and sealed. This will more than likely be scheduled next year. <p>These mitigation steps will help to address the contributing particles originating from Environmental and Chemical Sources, such as nutrients from the landscaped islands in the pool, the quality of the water from BJWSA, the filtration system, the chlorine levels, the condition of the pool surface areas, the condition of the pool surround, and the runoff from the surrounding pool deck.</p>
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Anna	Levonyak	<p>I know the following 2 issues are questioned often but they persist.</p> <p>Every time we have a storm, and it doesn't have to be severe, we lose our back gate and our pools get cloudy. How often do these unacceptable consequences have to occur before we address the capabilities of the gate and the pool maintenance person. Have we considered replacing either?</p>		Answer published 8/18/19, appears on page 166.
Dave	Brush	<p>The unreliability of the back gates is a significant nuisance for the HL residents who use the rear entrance as a primary exit and entrance. Surely, every automated gate with a bar code reader in Bluffton doesn't go down with nearly every significant storm. Also, for months, the outbound gate has not opened 90 degrees and operates very slowly. At some point, we have to acknowledge that the band aid approach isn't working and commit to a long term fix. Please share the plan to remediate the problem for good.</p>		Answer published 8/18/19, appears on page 166.
Richard	Rothbard	<p>Once again the back gate is out of commission as a result of a storm. This seems to be a regular occurrence. Will the new entrance off Bluffton Parkway, which is currently under construction, employ technology that will better withstand the effects of a storm? It's one thing for a secondary entrance to be disabled, but quite another if it happens at what will become the main entrance to the community for residents, which, I understand, will utilize some type of gate.</p>		Answer published 8/18/19, appears on page 166.
Hudson & Ben	Williams	<p>Back gate... seems every storm there's an issue with a 'lighting' claim. If these gates gate hit this many time we should all be playing the lottery. Should we expect the same issues in the new gate being built? Family have lived in another local gated community for 6 years & have never had a gate issue... seems crazy to expect it out with nearly every major storm. Please advise.</p>		Answer published 8/18/19, appears on page 166.

Ed	Pristas	<p>SOUTH (Back) Gate</p> <p>Can you please address to the homeowners as to why the back gate continuously seems to be "broken" every time there is a significant storm. There has to be a better solution other than investing time and money for recurring problems. Perhaps it is time to look at some more modern technology other our current bar scanners. Other communities don't seem to be having this problem.</p> <p>This also places extra work on security answering the intercom to let residents in as well as major inconvenience to those of us who use this gate to/from work etc. and have to use the front gate adding extra commute time.</p> <p>Please explain to us all.</p>	Answer published 8/18/19, appears on page 166.
Ed	Pristas	<p>Additionally what type of automated gate system is planned for the New entrance and what will be required of residents</p>	Answer published 8/18/19, appears on page 166.
Anna	Levonyak	<p>My question is the same as the one I posed last week. I did not receive a response and it was not posted in the newsletter.</p> <p>Is anyone able to give concrete reasons as to why we don't install a new back gate and hire a new pool maintenance person ?</p> <p>I am at the adult pool and it is once again green. There has been no rain.</p> <p>I am still driving 3 miles to the front gate when I want to be on May River road.</p> <p>I pay for these amenities. I don't expect that they should be regularly unavailable.</p> <p>Thank you</p>	Answer published 8/18/19, appears on page 166.

Craig	Dixon	<p>Would the Board please consider removing the bar code scanner for the back gate exit so anyone within the community can choose to drive out that way?</p> <p>I've visited with Katherine about this concern. As far I as I can see, there is little/no security benefit to forcing guests and contractors out the front gate once they've gone through the proper channels to enter the community. Does the front gate staff ever stop someone from exiting the community? Seems unlikely. It's already inconvenient for many guests to have to enter Hampton Lake's front entrance, but let's allow all guests to exit the back gate if they choose. This would be consistent with what I've observed in every other gated community I've visited in Bluffton during my two years here.</p>		Answer published 8/18/19, appears on page 166.
Steve	Martin	Rumor has been confirmed that Pratt wants to donate land behind Phase 3 to Bluffton to build ball fields. Must be a land swap deal but whatever. Full disclosure to Castaway tire kickers looking at new homes & current HL residents is required. When is the HL meeting to reveal this Pratt planning?	8/25/19	It appears you are referring to the 53 acre conservation easement that borders Hampton Lake's northern Sandhill development. This property is owned by Sandlapper Hill LLC and the North American Land Trust holds the conservation easement that is attached to the property. It is separate from Hampton Lake. Sandlapper Hill LLC is in the process of conveying the property to Beaufort County for the development of a public park, which the County Council approved on March 25, 2019. There will be a fence or some other type of barrier between the park and our Hampton Lake community. The Hampton Lake Developer has no say in what will ultimately be on this property; the County must have North American Land Trust approve any plans for a park. This has been discussed during the Q&A after several Board of Directors meetings, please see the minutes from March 2019, February 2019, November 2018, and August 2018. There are restrictive covenants for this property, which have been posted on the HLCA web site for members to review, under the "BOD Other Resources" tab. Members can read additional information here; this document will also be posted on the HLCA website.
Michael	Ryan	After reading all the reasons and excuses for our gate and pools. The question remains why are other communities not having the same problem with the gate and pool. I would think we have the resources to make them right is is scary that someone is suggesting that kids do not put on sun screen before going in the pool, should I hold them under water as well. Stop the excuse and fix or replace seem to be the simple answer.	8/25/19	The answer to the previous listed several factors that contribute to outages at the south gate and clouding in the pool and outlined the efforts that management has taken to address these issues. There has been visible improvement in the clarity of the Lazy River pool after the equipment replacement and infrastructure modifications that were listed in the previous answer. These fixes include new filters, new automatic chemical injection system, landscape and drainage modifications. We would like to thank the members who are showering before entering the pool as mandated by DHEC and for all those that follow sun screen application directions on the product by applying several minutes before entering the water, which make the sun screen more effective and prevents the majority from ending up in the pool. We also listed the measures we are investigating to make the lightning events less likely to interrupt our bar code reader. These measures, including better surge suppression and grounding, are being put in place to fix the problem.

Dennis	DiCarmine	My question concerns the pickle ball courts. I was wondering if a permanent structure (for shade) could be erected over the existing concrete slabs adjacent to the courts. My reasoning is purely economical. Instead of repairing or trying to replace the existing umbrellas due to negligence or storm damage, it makes sense to spend the money and forget about ! I would appreciate your response. Thank you, Dennis DiCarmine.	8/25/19	There are no immediate plans to add any structures to the newly developed area. We will evaluate and formulate plans once the developer has finished the entire amenity. The current umbrellas have a lifetime warranty and have not cost the community association funds. We will work with the vendor to try and improve the response time on the damaged parts and repairs.
Louisa	Coughlan	The City of Bluffton for Planned Communities requires that there be 50 feet buffer of trees from the Road. It seems that the new entrance is wide open to the Bluffton Parkway. It is surprising how exposed the community is and how many trees have been removed and a sand hill buffer put in its place. Will the trees be replaced. How has this passed the City of Bluffton community standards?	9/1/19	Since your question is about new development, it was referred to the developer. According to the developer, the buffer requirement only applies to any community where it borders a property outside of the Buckwalter Planned Unit Development (PUD). For example, the homes on Driftwood Court that back up to the property line of May River Preserve have a 50' buffer as May River Preserve is not in the Buckwalter PUD, but the homes in the phase 3 Hampton Lake expansion that back up to Lawton Station do not have a buffer, as Lawton Station is in the PUD. Additionally, the commercial property you are referring to around the gate is within the approved Hampton Lake master plan, again not requiring a buffer. The sand hill you are referring to is not a buffer at all; it is a temporary sand storage pile located on part of the commercial property, which will have buildings in the future.
Dennis	DiCarmine	First off I would like to thank you for your response to my question about creating more shade for the pickleball area. Are we ever going to prohibit throwing of footballs or any objects across the length or width of the pool while people of all ages including young mothers with their babies are in the water. It's an accident waiting to happen. When it happens, who will the victim sue, the homeowners or the culprit? The pool attendant said it was allowed. Is this true? Thank you.	9/1/19	The following rule would be applicable for throwing footballs in a possibly dangerous manner, as well as other disruptive activities: 4.1.20. Horseplay, profanity, disruptive conduct, diving, and smoking in the pool, pool deck area or the beach are strictly prohibited. While throwing a football in itself is not against the rules, the number of people in the pool and/or tossing it in a manner that can potentially hit someone is certainly against the rules. The pool monitor position continues to be a challenge; the hours in the heat makes it hard to fill. Members are encouraged to make immediate notification to management, or ask the attendant to notify management when it appears that rules are not being enforced properly. Immediate notification will enable the management team to address issues in a productive manner. We recommend contacting different members of the staff depending on the time of day. Please contact Robin O'Neil or another member of the supervisory staff during BWB's hours of operation. Contact security if BWB is not open.
Deb	Davis	Several years ago I asked about Pavers as a walk way to Tennis Court 1. We were reassured we would get some very soon. That did not happen. So I'm back again asking when will we get pavers by Court 1 so we do not have to wade through mud and soaking wet grass? The water situation for all Tennis Court entries is very wet. What can be done to reduce these wet areas. THANK YOU	9/8/19	Due to some concerns of pavers making the drainage situation worse, the project was delayed. Now that the construction of the 4th court is complete our landscape contractor is working on a plan to change the landscape area next to court #1 and incorporate the stepping stones into this new area while also adding a catch basin for excess water. This should prevent the walkway from adversely impacting what other drainage is in this area. They are also working to balance the necessary court irrigation with the turf irrigation to better control the wet areas around all four courts.

Rick	Parrin	For those of us who live on preserve lots, can you advise as to who is responsible (if there is a program) for removal of debris and dead trees from a fire prevention perspective. Also, the number of dead and dying native holly trees continues. Is there a plan in place to take these trees down and remove them? Thanks for responding.	9/15/19	The Community Association is responsible for all common areas including the preserves (protected wetlands). Our policy is to be as minimally invasive as possible in these areas, trees posing a threat to homes and dead or diseased trees are dropped to prevent the spread. The process of removing trees in the preserves is both expensive and damaging to the natural areas. For these reasons they are typically left to nature. If there is concern regarding a particular dead or diseased tree, please contact the ARB. The tree contractor and/or an Arborist will check the tree or trees and recommend the appropriate action.
Carole	Pritchard	<p>This is a 2-part question. For the first part, I read in the current Lake Views the reminder that homeowners are required to have their hurricane shutters removed 3-days following the storm. I'd like to know why the Community Association doesn't hold itself to the same standard with respect to clean up of storm debris? I'm anticipating your response to be that landscaping crews are backlogged but are in the process of cleaning up as time permits. By the same token, many homeowners require assistance to remove the storm shutters and these companies are backlogged as well. Why aren't homeowners given the same leeway as the Community Association?</p> <p>For the second part, why isn't all of the community property around the retention pond between Quarter Casting and Castaway Drive being mowed? The Quarter Casting side has been mowed but the Castaway Drive side has not. Since this is community property, shouldn't it be maintained in the same manner as other community property?</p>	9/15/19	The ARB Guidelines do require storm shutters to be removed 3 days after reentry is allowed; however, the ARB will work with residents with extenuating circumstances. The ARB also takes into account the severity of the storm. For example, after Matthew, 14 days were allowed. The community association does have high standards for storm preparation and putting things back together afterwards. In the case of Dorian, all amenities, including Lakeside and Parkside buildings, pools, porches, beaches, tennis courts, pickleball courts, playgrounds and Tower Bar were secured and organized on Tuesday. The entire community was back to normal on Friday, except for the court windscreens, which were in place on Saturday. The ARB did not dictate how quickly the owners had to remove all storm debris. However, Hampton Lake's main loop road was cleared on Friday; all side streets were cleared by Tuesday to coordinate with the street side mowing in order to avoid an additional labor charge.
Michael	Mangan	I don't know what the master plan for landscaping is in the area of the new amenities center and past Crystal Lake on Flatwater Drive, but it's very barren. There are several large patches of dirt that spill onto the street when it rains. The houses on the right side of Flatwater leading up to the circle at Lake Point are all nearly finished as are the ones down the right side on Castaway towards Sandlapper. I'd like to see more landscaping. If you want people to show interest in phase 11, I think the area leading up to it needs improvement. I'd like to see more trees on the inside of the sidewalk (trackside) along Flatwater.	9/29/19	This area is still under development. The construction of the new pool, Barn, and extension of the parking lot is scheduled to start in the fall. Landscaping will be completed after the construction.
Jim	Biggs	Originally we were told that the two sections of Flatwater Drive would join. Is this still the case?	9/29/19	The developer responded to this question: Yes, The completion of Phase 9 will bring Flatwater into a full loop. We are scheduled for a March completion of the road.

Carmen	Manning	Recently, there has been discussion regarding a potential development between Hampton Lake and Lawton Station that would entail a major "active" ballpark. Has there been any environmental assessment of such a development especially considering the potential for deposition of sediment to the lakes?	9/29/19	The discussion you are referring to appears to have been generated by an article recently published in one of the local magazines. Our understanding is that the article about an active park contained many inaccuracies. According to information published by one of the Beaufort County councilmen, no plans have been submitted to the town or the county for this type of development, nor is there any funding approved. According to the Councilman, "It is , or was, merely a 'conceptualized idea'." Moreover, HLCA is not involved in the development of this parcel. It would be up to Beaufort County and the Town of Bluffton to ensure proper procedures are followed including required environmental impact reviews and sediment control during construction and design of storm water runoff. Members who are concerned about this property outside our gates are encouraged to contact the town and county to air your concerns.
Carmen	Manning	At a earlier meeting, we were told the current mail kiosk would be paved when the new access road was paved approximately May 2019. This has passed by even though the roadway is paved. At the last meeting, it was very hard to hear exactly what was said but based on the meeting minutes, it appears the "plan" is to again delay the paving at the current kiosk until the pool at Crystal Lake is completed and no date is set. Further, the new mail kiosk which is not in use will be paved with the completion of the new access and that is imminent. Please respond as to the logic of not paving the area that has been in use for over a year AFTER the new one. Also provide an update on the new pool date. Lastly, PLEASE ask the speakers to use the microphone all the time during the meeting. It is a large room and they may think they speak loudly but they are not trained speakers and every time they turn the head even just a bit, the speech is lost and it is difficult to understand clearly.	9/29/19	The mail kiosk was discussed at the Board of Directors meeting on March 19. The minutes of that meeting state "Paving of the mail center parking will happen in conjunction with the expansion of the Parkside Amenity Center parking lot which will extend to the mail center. This work will be part of the construction of the new pool and Barn." At the most recent Board of Directors meeting on September 23, the developer stated that the construction of the new pool and barn will begin this fall, with a completion targeted for July 2020. The completion of the paving of the original mail kiosk is tied to the completion of the pool and barn because the Parkside parking lot will be extended at that time and connected to the kiosk parking area. The current parking area is temporary. Thank you for the suggestion about using the microphone.
Tim	Finnigan	At the entrance turn-about consider an arrow signage HAMPTON LAKE. Now that the apartments are up and inhabited our guests are not sure which way to go- unfortunately the gate house is not visible from this area.	9/29/19	A sign has been recently added to the entry circle with an arrow directing traffic to the Hampton Lake gate.

Art	HANSEN	Many residents have golf carts that they take to the amenity center. Wouldn't it be a better use of parking space to designate some spaces for golf cart parking only. You can fit two carts in one parking space. Now when a golf cart owner parks, they take up one whole automobile parking spot.	10/20/19	When we had the parking lot repaved we examined the potential of having parking spots designated for golf carts. Unfortunately, it turned out that the way the spacing is, there wasn't any benefit to do this. However, once complete the Parkside Amenity parking lot will have some spaces designated for golf carts.
Anna	Levonyak	Will you please tell me how many parking spaces we will have in the phase 3 barn/pool/sports area when the amenities are complete? I was at the BOD meeting where it was said the barn can accommodate 264 people at round tables. Please assure us there will be sufficient parking also. Thank you.	10/6/19	The developer reports that there will be approximately 125 parking spots when the parking lot is completed, with an additional 30 spots on the street.
Richard	Rothbard	What measures are in place to prevent unauthorized individuals from entering the community through the construction area for the new entrance off of Bluffton Parkway?	10/20/19	We have been informed by the Developer that during the construction of the new gate there will be temporary fencing used. A new gate has been installed to aid Security and patrols have been stepped up. However, for next couple of weeks until the permanent fencing is installed, members are encouraged to be vigilant and not hesitate to report anything of concern to Security.
Gabe	Guarente	There is a rumor floating around that the Pickleball courts will be closed during the construction of the Barn. Is there any truth to that? Thank you Gabe	10/27/19	Pickle ball players will be pleased to know that the courts will not be closed during the construction of the Barn. Access to the area may be altered, but the courts will remain open.

Jeff	Bubak	<p>The VibroGym machine has been out-of-order for 4 months now. I've been told three months ago that They are trying to locate a replacement part.</p> <p>I think it may be time to move to Plan B... possibly replace Greg entire machine.</p> <p>This particular machine is very useful in helping with osteoporosis and other neurological issues (nerve damage). My physical therapist had me using the VibroGym as treatment. I know others are regular users as well.</p> <p>Can you please fix/replace the VibroGym soon? Please provide an update on getting this fixed/replaced.</p> <p>If the company that makes the VibroGym is no longer in business, then it's unlikely a replacement part is available. If you cannot locate a replacement in 4 months, it's likely not going to become available.</p> <p>Please provide an update.</p> <p>Thank you.</p> <p>Jeff</p>	11/3/19	The new VibroGym was delivered and installed this week.
James	Biggs	<p>A summary of the security plans for the Hampton Lake section near the new gate would be appreciated. Last Sunday's incident, where numerous police cars and K9 units chased a suspect between houses in this area pointed out the ease of which anyone can enter our community from Bluffton Parkway. Builders have also reported theft of wood and lighting fixtures from several homes. With little more than mounds of dirt separating Hampton Lake from Bluffton Parkway, what is being done to secure this section of Hampton Lake both today and in the future?</p>	11/3/19	<p>The fence in this area is scheduled to be completed in the next two weeks. Currently there is also an increased frequency of patrols at the new entrance. Once the new gatehouse with all infrastructure is completed, the facility will be manned 24 hours 7 days per week. This entry will be equipped with license plate identification as well as cameras.</p>

Judith	Weidler	Why is the the gatehouse (new-not open yet) so much smaller..it should at least be the same size or even bigger than the existing one.	11/10/19	The current gatehouse includes a supervisor's office, which is not necessary at the new gatehouse.
Danielle	Jeffcoat	Is there a plan to add trees into the new section near the gate that is being built? When you drive down Bluffton Parkway, there is no privacy, no trees - Just a complete view into the plantation. Personally, I think it looks terrible. The first phase of HL is so beautiful with all the trees and the new section is completely different. Has the vision of the plantation changed?	11/10/19	The developer does have a landscape plan in place to begin once construction is complete. For an architectural rendering of the area please refer to the Developer Update under the BOD tab on the member website dated March 29, 2018. The landscaping in the earlier phase has had the opportunity to mature over the last 10-12 years.
Gary	Liskow	As construction begins around Crystal Lake with the barn, we are observing Tons of birds dive feeding on the lake which is unusual as there are no fish. We also see the aerators are off? Is the lake to be treated as usual throughout the construction as well as the aerators to run in order to keep clarity of lake?	11/17/19	Crystal Lake will be closed during construction and the water levels may be lowered. Aerators are turned off on all the lakes during winter months, they are scheduled to resume sometime in March. The regular maintenance program will continue throughout the closure.
Myles	Schulberg	The road to the HL front gate off of Bluffton Parkway has a median on the left followed by the circle. The median has tall pink grass that obscures the view a vehicle going to the front gate and entering the road and circle has of a vehicle on the other side of the circle. If the vehicle on the other side of the circle completely goes around the circle, it would conflict with the vehicle entering the circle going to the front gate. That is dangerous. I suggest either cutting and keeping short the tall pink grass or replacing the tall pink grass with shorter plants.	11/17/19	Thank you for the observation, the landscape crew will look into the situation and make necessary changes to insure driving conditions remain safe.

LEE	HILDENBRAND T	<p>HL roadways are very dark at night coupled with limited street lighting. It would be very helpful to have a white stripe painted down the center of the roadways (even better with stripes at the curbside).</p> <p>This could not be all that expensive and would benefit all of us, especially those of us coping with macular degeneration or other visual issues.</p>	11/24/19	There are no current plans to stripe the roads inside the community, this is something one of our advisory committees may research in the future. We have installed reflectors on many of the more several curves to improve awareness.
Sanford	Foreman	<p>I realize that we have discussed an AED at the pickleball course before yet I feel compelled to offer a different perspective.</p> <p>Last Sunday our Hampton Lake team hosted a group from Long Cove in League play and a player from their team asked me why we did not have one. I gave him the explanation that we have been given at the board meetings and I have not given it much thought after that. He informed me that they recently saved a life at their pickleball court and to save one life should be enough to remove the obstacles to have an AED near where individuals are playing pickleball and basketball as well as swimming in the Lake. He just could not understand why there was not an AED device near.</p>	11/24/19	There are a number of AEDs in designated locations in our current amenity buildings for easy access for emergency situations. With the new amenity breaking ground, we are looking forward to the structure and pool completion. Once this facility is available to us, and the AED can be protected and monitored, it is our intention to purchase and install devices in accessible and appropriate areas. In case of an emergency, please call 911 and then our security team, they have an AED in the patrol vehicle to offer assistance.
Larry	Taylor	There was a comment this week about the ornamental red grass at the main entrance in the median. That grass looks great and gives done color and interest during fall/winter. Once you get close to the intersection the grass is replaced with lower plantings and does not block the visibility when entering the main road. Please do not trim back which would ruin the beauty of the fall/winter landscaping.	11/24/19	The community association will look for ways to balance the landscape designs while ensuring all types of vehicles have good visibility. Safety will always be the top priority.
Ted	Shankle	The 2020 HOA Budget projects \$273,000 for new pool and barn furnishings. I spent 30 years in the community association industry and worked with many developers. Standard practice was that developers paid for and provided initial furnishings for amenities. Why is the HOA paying for this standard developer expense? Did the HOA pay for the initial furnishings with the previous amenities such as the pool and fitness center?	12/1/19	All of the original amenities in phase 1&2 were furnished by the developer. At the September 24 Board meeting, Pratt Reed explained the decision this way: "I believe it is important to note at this time, that the cost of this final amenity (i.e. pool and barn) will push our total amenity spend to approximately \$5 million, which is about \$1.5 million over what John Reed originally committed for the Hampton Lake expansion. This amount is based on putting \$7,000 of each developer lot sale towards the amenities. With the expansion now only adding approximately 500 lots, the total commitment would be \$3.5 million. The decision to move forward with such a large overage amount, has been thoughtfully and prayerfully considered for the past few months. In short, the conclusion to move forward with the build was made for three important reasons: First, it is for the long-term health and real estate valuation of the community. Second, we believe it will help

				<p>maintain the current sales pace and accelerate the community turnover. And lastly, which ended up being the biggest reason for us to make this decision, we feel it is the right thing to do, which is an important part of our core values at Reed Group. Our hope is to be ready to put a shovel in the ground in early November, with a mid-July completion". In summary, \$1.5 million above the Developer's promised amenity budget was the limit of the developer's commitment and it fell to the community to provide the furnishings for our planned usage.</p>
Joe	Franklin	<p>A segment of Hampton Lake Drive (close to the Dry Dock) was recently paved. Is the work on this section complete? I ask this because there are at least two major dips in that section of the road that was paved. Is anything planned to eliminate these dips?</p> <p>Joe Franklin</p>	12/1/19	<p>While there are other road and concrete repairs to be completed, this section has been repaired to specification. The dips at the storm drains are part of the design and are to prevent any standing water in an area where elevation and water table created challenges.</p>
Donald	Bonnette	<p>Particularly in some of the newer areas of Hampton Lake there is quite a bit of erosion where no bulkhead or docks are present. We see areas where yards near the water are sinking, lots of lake side erosion, areas where there is silting in of the lake.</p> <p>Is there a rule or requirement in any area of Hampton Lake requiring bulkheads to be built when homes on the water are built?</p> <p>If so, why is this not being enforced?</p> <p>If this is not a requirement, shouldn't it be? This issue is a big concern for many Hampton Lake residents.</p>	12/8/19	<p>There is no rule requiring owners to build bulkheads. The lake covenants do say "Each property owner whose property abuts, adjoins or touches the lake shall maintain its property and the lake bank to water's edge in a manner consistent with and similar to the maintenance of common property of HL Association. Said maintenance shall include, without limitation, landscaping of the lake banks and addressing erosion control issues." The ARB's current policy when owners apply to build a boat slip, is to require the structure to extend from property line to property line.</p> <p>While such structures may be necessary for lots with a lengthy steep slope to the water, they are not necessarily the best option for all lots. Bulkheads can have potentially adverse effects. While bulkheads serve their purpose to slow erosion on the lots where they are built, they can cause a domino effect increasing erosion in other areas. The hard surface of the bulkhead reflects wave energy instead of dissipating or absorbing it, causing residual waves that often increase erosion in neighboring areas. We have seen this occur in some of the narrower channels and on lots or common areas adjacent or across from bulkheads. It may appear that requiring bulkheads on every lot and throughout all the common areas of the lake would be a solution to erosion, however, the increased wave reflection caused by the presence of the bulkhead can result in an increased re-suspension of silt in the water in front of the bulkhead. Additionally, a bulkhead completely surrounding the lake would not be aesthetically pleasing, especially to those who value the natural look of the lake, and it would offer limited opportunity for vegetation and wildlife, leaving an ultimately sterile habitat. That being said, erosion is a concern and a vital issue requiring vigilance of all homeowners and management. Owners of lots or homes on the lake are required to mitigate erosion, and one beneficial option is the use of aquatic plants. In the coming</p>

				months, the Grounds & Facilities Committee will be producing a lake report, similar to the roads report and the trails report, to help identify areas of concern.
Mike	Mangan	<p>1. Consider putting an ATM in or around BWB or the Tackle Box (with a reasonable) fee.</p> <p>2. Please re-emphasize the HL directory in the weekly newsletter. If it was fully populated it would be much easier to locate members, their addresses and interests. We've looked for people several times with mixed success.</p>	12/15/19	Since cash is not accepted at Backwater Bill's or the Tackle Box, an ATM is not needed within Hampton Lake. Members can use their member account or a credit card to make purchases. The directory on the Hampton Lake website is fully populated; every member is listed with at least a name and address. Any other information that appears on the directory is based on the member's preferences and many members choose not to include additional information.
IRENE	MUNCY	I PRIMARILY USE APPLE PRODUCTS FOR EMAIL AND WEB ACTIVITY. I BRIEFLY WAS ABLE TO GET LAKEVIEWS AND OTHER WEB DIRECTED LINKS BUT NOW I ONLY RECEIVE ERROR CODES AGAIN. I HAVE READ THE ADVICE THAT THIS IS AFFECTING ONLY TEMPORARILY THE APPLE ELECTRONIC DEVICES. HOWEVER, IT IS ALMOST A MONTH NOW AND THIS HAS NOT BEEN FIXED. PLEASE EXPEDITE THE PROCESS OR FIND ANOTHER WAY TO COMMUNICATE TO MEMBERSHIP. THANK YOU FOR LOOKING INTO THIS ISSUE.	12/22/19	An Apple update came out early last week which resolved the problem with iPads, Macs and iPhones. Members who have installed the new update, IOS 13.3, have reported they can now open the links.
Chris	Spiro	For those of us who are not yet full time residents, could you please post some photos of the improvements being made at Crystal Lake.	1/5/20	Thank you for the suggestion, the community has several photo enthusiasts that may be willing to supply us with occasional photos that could then be posted in the weekly Community Update. At this time, there is little more than foundation footings in the ground, surrounded by a protective fence.

Lillie	Pagani	Traffic violations in Hampton Lake. In our growing community I am experiencing a number of violations in my day to day activity. We as a community want to comment on infractions however our largest is the disregard of traffic rules. Yesterday I witnessed a near head on at the bridge on Hampton Lake Crossing near the coach homes park. A large truck passing a golf cart almost colliding into another car. We frequently see Lake Point residents not following the roundabout and many people blowing through stop signs especially at the Hampton Lake Crossing and Hampton Lake Dr near the dog park. I would recommend reminders to both residents and Hampton Lake employees to regard our very important rules of the road.	1/5/20	We will continue to post reminders about rules of the road. Our security team continues to be on the lookout for speeders and traffic infractions and issues citations. Members who witness a violation should contact security immediately with a description. We have several instances of security catching up with the violators when they receive a prompt report.
Gary	Liskow	1--What are specific rules regarding the type of golf cart that is allowed in Hampton Lake? 2-Any updates on progress of Barn/pool as pace has slowed? Happy New Year!	1/12/20	Members can access the golf cart rules and specifications via the HLCA website, on the Security page, or by clicking here . The developer reported at the November Board of Directors meeting that completion is scheduled for July 2020. No further updates have been reported.
Kim	Meiklejohn	Is there going to be a storage area in the barn area for Picklball equipment storage?	1/12/20	There is no equipment associated with pickleball that would require storage. Pickleball players use their own paddles and balls. Members who want to try pickleball before investing in their own equipment can sign out a paddle from the Fitness Center.
Bruce	Dornseif	We live on Lake Bluff Drive, and across the lake was a pond that was connected to the main lake by a small inlet. We had hoped that the Developer would open the pond to the lake, but instead, the Developer appears to be filling in the pond to create additional lots. We find this ethically and environmentally unacceptable, as the aquatic life in the pond is being smothered by tons of dirt, and lots will be sold, which until recently were under water. Additionally, the silt barriers / dams that the Developer is placing on the lake as bulldozers push dirt onto the banks, do little to stop sludge and mud from washing into the lake, creating new sandbars and shallowing out the lake. Who is monitoring this situation and who will be responsible for dredging the lake when all of this lot production is completed?	1/26/20	This question was forwarded to the developer, who responded that the site referenced in the question was simply a sediment pond that was dug for dewatering, it is not a natural pond or inlet and was not intended to become part of the lake. This portion of the lake is still under active development. As lake banks are being formed and shaped, the water will look cloudier and foamier than normal, but this is no indication of sandbars forming or shallow lake bottoms, simply just a sign of active development. There is a turbidity curtain as well as other required erosion control measures in place. HL Development personally hires third party geotechnical engineers to perform weekly checks and inspections of all contractor efforts and erosion control measures to ensure that everything is being done according to code. Additionally, the Town of Bluffton performs random inspections of our site to guarantee this as well.

Jennifer	Funderburk	Can more trees and plants be planted along the fence on Castaway drive between HL and Lawton Station? There are quite a few unsightly yards/structures from the other neighborhood and it would add to the beautification of HL.	1/19/20	The developer has not indicated any plans to add trees to that area.
Jennifer	Funderburk	Is it possible to have a hot tub at the new pool that is being built or one in the fitness center that members can have access to? Is there a reason why with all the amenities that HL has, we do not have a hot tub?	1/19/20	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. An outdoor hot tub was one of the amenities the developer proposed in the initial conceptual phase 3 amenity plans that were presented to members. The focus groups revealed that a hot tub was not considered a priority by members. Subsequent to the focus group meetings, all members were invited to preview and comment on the conceptual plans. Given the lack of enthusiasm for a Jacuzzi/hot tub, there are no plans to include an outdoor hot tub. However, there is a hydrotherapy pool at the fitness center. While not a hot tub, the hydrotherapy pool allows members to achieve the therapeutic benefits of warm water (90-93 degrees) and hydrojets. The hydrotherapy pool is designed for exercise and movement in the water; as opposed to passive soaking.
Myles	Schulberg	What is the ARB's policy/practice on acknowledging closure of a cited compliance inspection violation that the property owner has resolved and has informed the ARB of such? In two different compliance inspections I resolved cited compliance inspection violations and informed the ARB of such, but received no acknowledgement of violation closure.	1/26/20	Due to the number of compliance issues, we rely on members to notify us that the issues cited have been completed via email, and then a re-inspection is done by the ARB. For those members who have not satisfactorily resolved their infractions, a second notice is sent out giving them 10 days to complete. At that time another re-inspection is performed and if not resolved, fines are issued. We do not send out notices or acknowledgements of violation closure.

Ed	Pristas	<p>South (Back) Gate Update. It is still Not working and there have been NO Updates which equals bad news and many unhappy homeowners,</p>	1/26/20	<p>The following update was issued on January 23: As discussed at the most recent BOD Meeting on Jan 14th, we have had several meetings with our gate contractor to better understand the recent failures of our 10 year old back gate laser access reader. Over the last several months, we have also researched other contractors and sought out information to learn what other local communities are doing in regard to their gates. Based on the information gathered and recommendations from our own expert, the Board Owner Directors have agreed to proceed with several changes that will improve the operation of our back gate.</p> <p>Starting in the next few weeks we will be installing a new Radio-Frequency Identification System (RFID). RFID uses electromagnetic fields to automatically identify and track tags attached to vehicles. RFID is widely used with toll roads. Instead of the bar code tags currently in use, members will use an RFID tag attached to the members' cars, typically on the inside of the windshield. The RFID tags will respond to the RFID readers, which will be installed at all Hampton Lake gates. The back gate will be the first with this new system.</p> <p>We will also be improving the power supply and grounding of the various electronic devices embedded in the gate during the next few weeks.</p> <p>In the time before the RFID system is installed, we will be temporarily relocating the current bar code reader from the exit to the entry to minimize inconvenience to members entering through the back gate. Additionally, we will convert the back exit gate to an automatic process that does not require any specific device for exiting. This is consistent with the plans for the front gate during the times it is unmanned.</p> <p>Once we receive the new RFID devices, more information will be communicated, including dates and times for bar code sticker replacement with RFID tags. We anticipate providing the first tag at no charge and \$17.00 each for additional tags.</p>
James	Biggs	<p>Is there an estimate when Flatwater Drive will be completed around the lake (i.e. near and around the new gatehouse and entrance)?</p> <p>Will we see further landscaping around the new gatehouse and on the dirt mounds separating Bluffton Parkway from the new homes in this section?</p>	1/26/20	<p>The developer reports that Flatwater Drive is complete near/around the new gatehouse and entrance. The final phase of Flatwater will be completed by the end of April. All currently planned landscape for the entrance/gatehouse will be complete by the end of this month.</p>

Craig	Whelden	<p>Harborview Court is a cul-de-sac that has a grass feature in the middle of the circle at the end. There is a broken pipe sticking up about a foot above the ground with loose wires. I have two questions:</p> <p>1) what is the pipe for and what is the plan for completing it?</p> <p>2) I'm told that such features as our grass feature will be "finished" once the last house on the street is completed. That will occur in the coming month or two so what is the plan for that grassy feature in the middle of the circle? Do residents of the street have input as to what's placed there?</p> <p>I'm assuming there are other Hampton Lake streets with similar circumstances so I ask that my question be posted community wide. Thanks.</p>	2/2/20	Beginning with the budget year 2020, funds are budgeted for the landscaping of four cul-de-sacs. The plan and funding calls for four streets per year to be landscaped, until they are complete. The plants installed will be consistent with other plantings in Hampton Lake and selected for low maintenance needs and drought resistance. The 2020 plan includes Sweet Pond Court, Sweet Marsh Court, Harborview Court and Lilly Dipper Court, with work starting in the first half of the year.
Tom	Nickles	It is my understanding that we have or will be purchasing the parcel of land between the new, unfinished apartment buildings and our back fence. If that is so, when will the trailers be removed? I would assume we will not be accomodating SEDA by storing their equipment since they have refused to live up to their commitments on landscaping and light pollution.	2/2/20	SEDA has one trailer parked on the access easement within the parcel HLCA is in the process of purchasing. We are unaware of what arrangements the current owner of the property has with SEDA, but that information will be discovered as part of the purchase process.
Jennifer	Funderburk	We moved into HL in October and purchased 3 RFID tags for our vehicles at a cost of \$12/ each, now we are being told we will have to purchase new tags at a cost of \$17/ each. This seems like an unfair expense and an excessive charge for the new barcode readers. Who decides on the fees and why is it not covered under our dues and fees that we pay yearly?	2/2/20	Under the current system, all members were issued one barcode sticker at no cost and were able to purchase additional tags for additional vehicles. The current bar code stickers do not use RFID technology. As we move to the new RFID system, members will be issued one RFID tag at no cost and will be able to purchase additional tags for \$17 each. The price of the tag is based on what it costs to purchase the tags from the supplier; the RFID technology is more expensive than the current technology, which we have had difficulties with. We have always budgeted so that dues cover one tag, members with multiple cars have always purchased additional tags. Regardless of when each member originally purchased additional stickers for the existing barcode reader technology, each member will be required to purchase the new RFID replacement sticker.

Tom	Nickles	<p>Would you clarify your intentions on commercial traffic and the front gates? It was recently indicated (not officially) that 40% of the construction occurs in Phases 1 & 2, which would mean that 60% occurs in Phases 3+. Also, it would seem obvious that most of the new construction over the next 2-3 years will occur in Phases 3+. Long-term residents have had to cope with the current front gate commercial traffic - a gate poorly designed to what was to be 1800 property sites. Now that we have a new front gate, which has the capability for both commercial and residential traffic, it would seem appropriate to move the commercial traffic to the new gate. Although what may not be a shared opinion by all, I would gladly live with a 24/7 electronic gate. This solution would keep most of the heavy construction traffic off the older roads, allow construction vehicles to follow the most direct route, and save substantial costs - not having to man the current front gate.</p>	2/2/20	<p>Once the new gate is open our current gate will be staffed 7 am to 7 pm six days a week to coincide with construction hours. The reason for this is that approximately 40% of homes currently under construction are in phase 1&2; therefore, having both gates open to contractors will minimize construction traffic through the community as we expect contractors to take the shortest route to their work site. Requiring all construction traffic to go through the new gate would mean that a significant number of trucks would be travelling a longer distance on our roads. Phase 1&2 still has 113 vacant lots, including 8 lots on Fording Court which is just inside the current gate. Allowing construction traffic to follow the shortest route within the community lessens the overall impact. If conditions warrant a change in the future, it will be considered at that time. .</p>
Karen	Couser	<p>I have a concern with using the cardio equipment. Several of us have requested that a 30-minute time limit be implemented on the cardio machines. There are only two of most of the machines. Members are often on the machines for 45 minutes to an hour or more. A sign was posted asking people to limit their time on the machines. Limit it TO WHAT? Most fitness centers that I have used have 30-minute time limits. With more people living here and using the fitness center, as well as machines being out of commission at times leaving only one machine available, I don't understand the reasoning. I have been told that it is only busy on Monday, Wednesday and Friday. Busy days are no different than any other day of the week when several people need the same machine. Coming at a different time is not possible for some of us due to our schedules. Could you explain why there is a reluctance at Hampton Lake to implement time limits to make it easier for all of use to use our facility.</p>	2/16/20	<p>There are various reasons why cardio machine usage is not restricted to 30 minutes. Enforcement of time limits is impossible for the staff and could lead to member conflict. We are hesitant to establish rules for one type of equipment over another. It is also difficult to set a limit that restricts all owners, who may have differing cardio requirements. It's preferable have all owners be courteous of those waiting for a machine and limit their use to 30-45 minutes without staff intervention. While we have had some comments regarding limits, they have been small in number compared to those using the machines. The good news is we have a new company that services the machines and you should see a faster turnaround on repairs. We do provide preventative maintenance, however it is difficult to predict when a part might wear out. We have referred this issue to the Fitness & Recreation Committee for their review and recommendation.</p>
Al	Rudnickas	<p>Are members of the Board of Advisors and various committees covered under HLCA's directors and officers liability insurance policy?</p>	2/16/20	<p>Volunteers who are appointed to the Board of Advisors, the advisory committees, and specific committees approved by management and the Board of Directors are covered under HLCA's director's and officer liability policy. Other committees who may form for ad hoc reasons are not covered.</p>

Mercer	Joyner	Can you provide an update concerning HDTV service at Backwater Bill's? I've heard that there is a problem with having enough space for receiver boxes but this doesn't seem to be unsolvable. A BWB staff member told me a couple of months ago that something was in the works with Hargray to upgrade us, but nothing has changed. HD has been around since 1998. Can we finally make this happen? Thanks for your response!	3/1/20	The Hargray agreement included upgrading the video component to HD. This upgrade occurred this past Monday. To date Hargray has accomplished installing WIFI in our new Front Gate, upgraded the WIFI in our current gate, improvements in the bandwidth and speed at the amenity center including fitness and the pool. Our IT team has some modifications to the existing equipment to complete the WIFI enhancements at the Lakeside Amenity Center.
Heather	Harkins	Will the fence around Hampton Lake be completed to tie into the main gate? It currently ends in the woods behind Fording Ct. also, will pedestrians be able to walk in to Hampton lake's main entrance? Or will the sidewalk itself be gated/fenced off?	3/1/20	The fence is not planned to be tied into the current gate. The gate will be staffed from 7 AM until 7 PM Monday through Saturday. The decision was made to balance convenience with the security risks to allow owners on foot or bike to enter and exit the community. This is very similar to the back gate in which owners can access the community on foot and/or bike by going through an access point around the gate. The infrastructure was put in place to allow for a sidewalk gate if ever deemed necessary.
Alexandra	Abbott	Kudos to those who cleaned, raked and took care of the dog park! Was so great to see how immaculate it was! Lots of new tennis balls, a couple of frisbees and a clean place to take my dog! thank you!	3/1/20	No response was published, only the comment
Chris	Spiro	Why are flagpoles (not attached to houses) not allowed in Hampton Lake?	3/1/20	The decision to not allow individual flag poles was made in keeping with our community wide standards. Having numerous flag poles throughout the community was something the ARB was/is unwilling to approve.

Laurel	Simon	<p>Not sure if this question has been asked lately?</p> <p>I am wondering if there are any plans to spruce/clean up the Lakeview room in the near future?</p> <p>This room gets a lot of use and the need for upkeep and a refresh is evident.</p> <p>For example:</p> <ul style="list-style-type: none"> - A very good cleaning-there is a strong grease smell when you walk in. The ceiling tiles and vents need cleaning. These types of issues cannot be addressed by the weekly cleaning service - New chairs and tables-many of the chairs are wobbly or have broken. They could all be replaced with a more stylish version. <p>Just wondering what if any the plans for this improvement might be?</p>	3/1/20	<p>There are plans for improvements in the Lake View Room. We have included in this year's budget for new carpet and window treatment. A new HVAC system is scheduled to be installed the first week of March, this will help with the vents. The vents were cleaned last week. New chairs arrived on Tuesday the 25th to replace the loose or broken chairs within the warranty agreement.</p>
Carol	Johnson	<p>I live on Fish Dancer Ct and the end of cul-de-sac has never been landscaped. What, if any, is the plan for this area? It also is the entrance to the Outpost so I think landscaping would make it much more attractive. Thank you. Carol</p>	3/8/20	<p>The plan is to complete landscaping as construction on the street is completed. The plan and funding calls for four streets per year to be landscaped, until they are all complete. The 2020 plan includes Sweet Pond Court, Sweet Marsh Court, Harborview Court and Lilly Dipper Court, with work starting in the first half of the year. Fish Dancer Court. still has an empty lot at the entrance to the cul-de-sac; the landscaping would occur after construction is complete.</p>

Dennis	DiCarmine	<p>When are we going to stop the tossing/ throwing of footballs, balls or any other object in the main pool . In the past , I have come close twice by being hit . Someone is going to get hurt and if that happens who will they be able to sue? The community or the person who threw the object ?</p>	3/8/20	<p>Throwing balls or other objects in a possibly dangerous manner, as well as other disruptive activities, is prohibited by rule 4.1.20 in the HLCA Rules & Regulations: "Horseplay, profanity, disruptive conduct, diving, and smoking in the pool, pool deck area or the beach are strictly prohibited." While throwing a football in itself is not against the rules, the number of people in the pool and/or tossing it in a manner that can potentially hit someone is certainly against the rules. The pool monitor will be instructed to stop behavior that is contrary to the rules. Members are encouraged to make immediate notification to management, or ask the attendant to notify management if it appears that rules are not being enforced properly. Immediate notification will enable the management team to address issues in a productive manner. For the coming season, we have increased the supervision of the pool monitor to include Andrew Hodgins. Please contact Andrew Hodgins, Robin O'Neil or another member of the supervisory staff during BWB's hours of operation. Contact security if BWB is not open.</p>
Joseph	Rush	<p>Security concerns</p> <p>I have noticed increased amount of non residents using bicycles to access Hampton Lakes and are using amenities by Crystal Lake</p> <p>Didn't see this until this new gate that is wide open for everything and everyone to bike right it</p> <p>I does not appear access to Hampton Lakes is as secure with the addition of this unprotected gate</p> <p>As I've seen bike riders accessing and then leaving</p> <p>I know you'll say call security</p> <p>But the few times I called security in past</p> <p>The response was delayed</p> <p>I hardly see security visible on rounds</p> <p>And it seems there rounds are too predictable.</p> <p>What are we doing to properly identify bike riders are the gates ????</p>	3/15/20	<p>Whenever you notice people who are not members or guests of members, please call security and/or management immediately. As soon as the gate under construction at our current entrance is completed and can be secured, the new entrance will be manned 24 hours per day. Weather and metal fabrication has delayed the project, however we hope to have it completed in the next 6-7 weeks.</p>

Mitchell	Siegel	If one enters Hampton Lake at Benton House and follows the road around to the new entrance, I see a fence preventing cars from entering from Bluffton Parkway. However, it is 100% possible to drive one's car directly past the new gatehouse and into our newest phase. How are we able to call Hampton Lake a gated community when it is fully possible to enter without passing EITHER security or the bar code reader at the back gate? When will this be remedied?	3/15/20	The entrance is blocked by large pipes stretched across the road. Although these pipes are sometimes moved to enable construction vehicles to enter, the road should be blocked to prevent cars from entering and Security routinely checks to make sure the pipes have been moved back into place. If members see that the pipes are not in place at times when there is no active construction, please call Security immediately. The use of these pipes as a barrier is a temporary situation that will be remedied once the new gate is complete.
Mitchell	Siegel	After the special board meeting, there have been reports that owners within Hampton Lake applied for and were denied the ability to run for positions on the board. Can someone validate whether any owners were, in fact, denied the ability to run? Were any applications submitted past the deadline and thereby rejected as is being claimed by some? It would be appreciated if we have an official response to put any rumors to bed.	3/15/20	The rumor is false. No applicant was denied the opportunity to run for a position on the board of directors. The call for volunteers was published in the Sunday Community update November 17, November 24-and December 1, with a deadline of December 6. There were four volunteers who submitted their applications; each of the four were interviewed by the five members of the nominating committee (Michael Crom, Chris England, Vallee Bubak, Bill Camp, and Lisa Cotter.) All four volunteers were placed on the ballot. One individual did express possible interest to a member of the nominating committee after the nominations were submitted for the ballot, but no additional applications were submitted, late or otherwise. No one was denied the opportunity to run for a position on the Hampton Lake Board of Directors.
Kim	Meiklejohn	What is going to be the procedure to apply for the developer to Hampton Lake transition committee?	3/15/20	Our governing documents state the following: "17.2 Conveyance of Common Area (a) Before the conveyance of any improved Common Area to the Community Association, the Declarant shall appoint a nominating committee, which shall nominate members of the "Property Transfer Committee." Declarant has the right to approve or disapprove any individual nominated." Although the exact application procedure has not yet been defined, at the appropriate time a notice will go out to members identifying the application process required for the members serving on the committee.
Tom	Nickles	Apparently there are guidelines to control the risks of the COVID-19 virus in swimming pools. It involves adherence to minimum free chlorine residuals. Is the staff aware of these guidelines, and do they intend to adhere to these standards when the pool opens?	3/15/20	Yes, staff and our pool contractor are well aware of the guidelines and disinfection practice recommended to inactivate COVID-19 virus in chlorinated drinking water and swimming pools. Regular testing and our new electronic chemical application system ensures that the proper levels are maintained.
Donnamarie	Landsberg	In light of the current corona virus pandemic and the CDC's request for social distancing, has any thought been given to canceling or postponing the Annual Meeting?	3/15/20	We are actively exploring options and considering all available alternatives. In the meantime, it's important that all members return the Directed Proxy as soon as possible. This is necessary to ensure we have a quorum to conduct business. Please return the Directed Proxy to reach the Hampton Lake Community Association Secretary c/o Bryan Rhame, no later than March 25, 2020.

David	Kibbe	Would you please update us on the status of the new front entrance, the likely date of it opening as well as the grading being done on the upper portion near Hampton Lake Park? Thank you.	3/29/20	The construction of the new entrance is complete. It's opening is contingent on the completion of the upgrading being performed to the existing entrance. As members using the existing manned entrance no doubt have noticed, construction is underway to install a gate that can be opened and closed, as opposed to the open lanes that are monitored 24/7 by Security. We are awaiting the fabrication of the gate for the current entrance; and then we will be in a position to operate both gates according to plan. Unfortunately, an exact date can't be predicted. Timelines for nearly everything have been impacted by the effects of the Covid-19 outbreak. At the Annual Meeting on March 26, Pratt Reed reported that development and construction is ongoing with the final phase of homesites. According to Pratt: the initial lift of paving has been done, we are finalizing the dry utilities and installing erosion control. After this phase is complete, we will shift the development focus towards the commercial site at the new entrance. Our current plan is to finish the stormwater retention on this site and get the entire commercial site graded out and pad ready for sale. At this time, we do not have any current buyers or site plans in the works.
Kim	Meiklejohn	Due to the closure of the gym, courts, playgrounds, pool deck, etc... Would this not be a good time for management to inspect, clean and do some overdue maintenance? As an example there has been dried blood on court 2 of the pickleball courts for months, that should have already been taken care of. It could provide work to those that are not working - with some gloves and disinfectant.	3/29/20	An inspection of the pickleball court didn't reveal any obvious blood stain, although there appeared to be a reddish brown spot that could easily be perceived as dirt. If there was an incident that left blood on the pickleball court, management should have been notified immediately. Our staff has been assigned additional duties, including additional cleaning, and pressure washing of the pool and Boathouse areas.
Jim	Hoyt	Can you please provide an update on what is being planned for the area with the construction equipment by the new entrance? There is a large graded area up on top of the hill, backing up to the wooded area. Is this for a new housing tract? Is it for the future ball park? It looks as if there are plans for something to go in that location.	4/5/20	The governor's order is a very clear effort to mitigate the spread of COVID-19. The order states, in part: Section 1 A. The State of South Carolina must take additional proactive action and implement further extraordinary measures to prepare for and respond to the actual, ongoing, and evolving public health threat posed by COVID-19, minimize the resulting strain on healthcare providers, and otherwise respond to and mitigate the significant impacts associated with the same. In furtherance of the foregoing, and to further promote and facilitate the prompt implementation of effective "social distancing" practices, additional action is necessary to ensure the health, safety, security, and welfare of the people of the State of South Carolina. Section 1 B. ... and activities shall be closed to non-employees and shall not be open for access or use by the public—to include members, if access or use is ordinarily restricted to or based on membership. Activities specifically referenced include: Recreational and athletic facilities and activities as follows: (a) Fitness and exercise centers and commercial gyms (b) Spas and public or commercial swimming pools (c) Group exercise facilities, to include yoga, barre, and spin studios or facilities (d) Spectator sports (e) Sports that involve interaction in close proximity to and within less than six (6) feet of another person

				<p>(f) Activities that require the use of shared sporting apparatus and equipment</p> <p>(g) Activities on commercial or public playground equipment</p> <p>While we can't speak to the reasoning involved in the TLC decision, it would be irresponsible for Hampton Lake to ask for an exception to an order enacted to protect our health, safety, security, and welfare as well as the lives of healthcare workers who are putting their own lives on the line each time they are exposed to someone infected with the virus.</p>
Teresa	Moore	<p>Hello! I would like to offer the suggestion of having one night a week during the changed hours for Backwater Bills be family style dinner night. As a working from home parent while homeschooling children, grabbing a meal from Backwater Bills for the entire family would be a welcome relief (I am pretty sure I am not alone in thinking this way). A simple entrée, vegetable/salad for a family of 4, at a reasonable price, could be a huge hit amongst working families. Is this something we could try (even with Pizza and wings one night)? Thank you!</p>	4/5/20	<p>The developer reported the following at the Annual Meeting on March 26: Development construction is ongoing with our final phase of home sites. The initial lift of paving has been done, we are finalizing the dry utilities and installing erosion control. After this phase is complete, we will shift the development focus towards the commercial site at the new entrance. Our current plan is to finish the storm water retention on this site and get the entire commercial site graded out and pad ready for sale. At this time, we do not have any current buyers or site plans in the works. It is our intention to allow the berm at the front of the community to grow up naturally. With respect to the berm at the end of Sand Lapper, that berm is on conservation land which only allows natural buffers.</p>
Esther	LaRue	<p>We are noticing that the aeration bubblers in our section of the lake are not active. We saw several here in the fall that were working so we know they exist here. Just haven't seen any sign of them working this spring so far. We see other areas of the lake bubbling so felt we needed to report this so it can be repaired.</p>	4/5/20	<p>After looking into the possibility of a family style service, it was determined that we would not be able to offer this in addition to the individual take out option which is currently serves so many. What we do try to offer are meals on certain days that are both delicious and affordable. As always, the children's menu is very reasonably priced. Pizza would be extra stress on the kitchen, as we are already working to capacity with very limited resources. Wings is a possibility in the near future, provided we can get the product.</p>
Mike	McVey	<p>Rose Hill tennis club asked governor for exception to keep tennis courts open and it was approved. Could we ask to keep our courts open?</p>	4/5/20	<p>At this time, there are no plans for a sand volleyball court to be added to our amenities. This may be something our Board of Advisors will take a look at as a possibility for the future.</p>
Reggie	Howard	<p>As the neighborhood expands, more families are moving in and building homes. It is very apparent our neighborhood has an increasing number of children and teens. I am happy we have the space and amenities we do to accommodate them. Many of the children in the neighborhood are involved with indoor and sand court volleyball. To my knowledge, the nearest sand courts are on Hilton Head Island or in Beaufort. This may be hard for some young kids and teens to access on their own. Some other surrounding neighborhood communities have a sand volleyball court in the neighborhood. Does the community have any plans to build a sand volleyball court in the near future?</p>	4/12/20	<p>At this time, there are no plans for a sand volleyball court to be added to our amenities. This may be something our Board of Advisors will take a look at as a possibility for the future.</p>

Amanda	Bonilla	What is the speed limit on Driftwood Ct? Is it possible to have a speed limit sign posted on Driftwood Place like our neighboring street, Sweet Marsh Ct?	4/19/20	As posted at the entrances to Hampton Lake, the speed limit on all streets within Hampton Lake is 20 mph, unless posted otherwise. Therefore, the speed limit for Driftwood Court is 20 mph. Since all side streets, with the exception of Sweet Marsh and Fording Court, do not have a speed limit sign indicating otherwise, they are by default already zoned at 20 mph. No speed limit sign is planned for Driftwood Court or any other side streets.
Chris	Spiro	Regarding HOA fees.....Since all the amenities are closed, what portion of HOA fees will be refunded?	4/19/20	Our governing documents are very clear about how dues (assessments) are calculated. The amount each unit pays is equally divided to cover all operational costs of the community association. You can find this information in the Community Charter Chapter 12.2(b) located on the my Hampton Lake website under the BOD tab. The BOD and management are taking action to control costs during this difficult time. Contractual reductions have taken place where appropriate, services have been altered to reduce the risk of spreading the virus and provide some safer alternatives including the virtual group exercise classes and curbside food services. Therefore, while we are reducing costs where we can and holding off on some scheduled special projects, we are also incurring a reduction in revenues that include ARB fees, Gatehouse fees, member events, private events and liquor beer and wine sales. Until we fully understand impact of the COVID-19 pandemic, there will be no adjustments in the dues structure.
Donna	Gurganus	Since all facilities have been closed except the restaurant for pick up service I think all members should have either greatly reduced HOA fees for the closed period OR all wait staff and gym instructors; etc should continue to be paid according to their normal week schedule. I personally would prefer our regular staff and trainers to continue receiving their standard pay as this will help us keep our already trained personnel on standby while they wait to start back on their full schedules.	4/19/20	Our governing documents are very clear about how dues (assessments) are calculated. The amount each unit pays is equally divided to cover all operational costs of the community association. You can find this information in the Community Charter Chapter 12.2(b) located on the my Hampton Lake website under the BOD tab. The BOD and management are taking action to control costs during this difficult time. Contractual reductions have taken place where appropriate, services have been altered to reduce the risk of spreading the virus and provide some safer alternatives including the virtual group exercise classes and curbside food services. Therefore, while we are reducing costs where we can and holding off on some scheduled special projects, we are also incurring a reduction in revenues that include ARB fees, Gatehouse fees, member events, private events and liquor beer and wine sales. Until we fully understand impact of the COVID-19 pandemic, there will be no adjustments in the dues structure.
Caitlin	Lewis	I live on Blue Trail Court. We have two circles on our street that have no landscaping. A builder recently cleared out spaces for 4 new homes so our street looks naked. How can we find where we are on the landscaping agenda?	4/26/20	The landscaping of cul-de-sacs will be scheduled once the majority of houses on the street are completed. This is to prevent construction traffic from causing any damage to the completed circles. Beginning with the budget year 2020, funds are budgeted for the landscaping of four cul-de-sacs. The plan and funding calls for four streets per year to be landscaped, until they are complete. The plants installed will be consistent with other plantings in Hampton Lake and selected for low maintenance needs and drought resistance. The 2020 plan includes Sweet Pond Court, Sweet Marsh Court, Harborview Court and Lilly Dipper Court, with work starting in the first half of the year.

Julia	Lanzone	On Earth Day my daughter did some cleaning up along the entrance to Hampton Lake on Bluffton Parkway. I noticed that the bankruptcy signage that we had ask Reed to remove a while back still remains laying down in the grass. He did have someone cut it down as we asked at a meeting but left the sign. My daughter and I were on our golf cart and not able to pick up debris that large. Would someone be able to clear the sign?	5/3/20	The developer has located the signs and will work to get them cleaned up next week.
Amy	Morrisette	<p>Hi! The street sign on Lilydipper/Quarter Casting was broken, it was put back but is now several feet shorter - is this temporary and will we have a new sign?</p> <p>Also, Crystal lake has about 50 turtles living in it, is there a plan to relocate them to the bigger lake? I feel badly for these guys being stuck in Crystal lake.</p> <p>Also, just a huge shout out to everyone that works at Hampton Lake, thank you all so much for keeping us safe during this time, it is greatly appreciated! Love living here!</p>	5/3/20	The street sign on Lilydipper and Quarter Casting has been repaired. The integrity of the sign has been checked, so it will remain in place. A new sign will be installed at some point in the future, but there are no immediate plans. The turtles will be relocated prior to the reopening of Crystal Lake. They will not be relocated to the main lake, but to another more suitable location.
Ted	Shankle	<p>I have noticed in the minutes that Fred Chitty is the treasurer for the association. As you know Fred is not an elected official and his name and title is reflected in the minutes with the professional staff. When and by whom was Fred appointed, is he being compensated, and if compensated, by whom and how much?</p> <p>I realize that Fred was the past President. With his knowledge of the association we are fortunate to have him serve and my question should not be perceived as anything other than a request for transparency of the operations.</p>	5/3/20	<p>As stated in Article 5.1 of the governing documents "The Community Association's officers shall be a President, Vice President, Secretary, and Treasurer. The President and Secretary shall be elected from among the Board members; other officers may, but need not, be Board members."</p> <p>Article 5.2 also states: "The Board shall elect the Community Association's officers at the first Board meeting following each annual meeting of the Community Association, to serve until their successors are elected."</p> <p>Fred Chitty was elected Treasurer at the April 4, 2018 BOD meeting. He was then re-elected at the most recent BOD meeting on April 7, 2020. This is documented in the meeting minutes posted to the HLCA website. All Board members and officers graciously volunteer their time and receive no compensation.</p>
Chuck	Emery	Once it's decided to safely open the pool complex, will there be any consideration of opening Crystal Lake prior to completion of the pool and Barn? If not, is this project on track to be completed in July?	5/10/20	At this time, it is not safe to have Crystal Lake open with the ongoing Parkside Pool and Barn construction. Due to various factors surrounding the Covid-19 Pandemic construction is progressing slower than anticipated. We will continue to keep everyone updated on potential completion and or openings as we have more information.
Gary	Shepherd	I wish to commend the Board for the new "In the Know" column. Many members go about their business with little time (or acute interest) in following the governance of our community. In speaking to Board members and attending meetings, I hear that they have worked on an issue "for months". I would ask that this communication vehicle be used to inform members regularly of the projects underway, progress made, and obstacles overcome. Again, thanks to the Board!	5/10/20	Thank you! The new 'In the Know' column will be included in the first Weekly Update of each month and contain timely information on a wide range of topics relevant to the community to help members stay informed.

Gary	Liskow	Crystal Lake has been anything but Crystal. Animals, muck, plants/grass in water, brown stained sand, exposed piping/electrical lines going into lake. The company in charge of treatment has never gotten ahead of prevention of algae etc growth. They obviously must increase treatment. Last week it was stated that the 50 turtles to be removed. My questions are: What is the plan for Crystal Lake going forward? Draining lake to clean bottom and new sand? More aggressive treatment of growth? The same isn't working.	5/10/20	Crystal Lake is currently closed for the construction of the Parkside Pool and Barn. The aquatic growth that we are seeing has been identified as a type of rush and it is scheduled to be treated next week. The answer to last week's question stated that the turtles would be removed before the lake is re-opened. Once we have more details about the completion of the pool and barn construction, we will be able to develop an appropriate treatment plan that will enable re-opening.
Gayle	Olszyk	Since we are less than 2 months from 4 July and the expected date announced for the new pool, will the new pool be ready for use? Considering that this Spring has been absolutely beautiful and construction has not been stopped because of COVID-19, it appears there is little to no progress on the pool or barn.	5/17/20	Unfortunately, the developer cannot provide an expected completion date for the new pool and barn. Covid-19 and the associated travel restrictions, stay at home orders, and social distancing have resulted in a slow-down of lot sales and 30 - 90 day delays in closings on lots already sold. The developer has always maintained that the completion of the amenities is tied to revenue generated by lot sales; and the delays caused by Covid-19 pandemic are affecting those sales and closings.
Chris	Spiro	<p>You mentioned in your response to Chuck Emery last week that Crystal Lake was closed for safety reasons while the pool and barn were being constructed. Why is unsafe to use the lake? The construction site is fenced. What is the problem with picnicking by the tiki huts, sunning yourself on your own chairs, floating in the middle of the lake or paddle boarding around the lake?</p> <p>The lake was closed way before the pandemic so that is not the reason.</p> <p>Gary Liskow raised the question about the overall appearance of our Caribbean looking lake/mud hole. Removing the turtles and treating for algae will not give us the lake we were promised. It needs to be drained, the bottom resurfaced and beach sand (not construction fill) brought in. This should be done now while the lake is closed not after the pool and barn are completed.</p> <p>Since construction is going like gangbusters all around Hampton Lake what are the excuses for the delays on the pool and barn?</p> <p>Covid hasn't stopped all other building.</p>	5/17/20	<p>It is our hope to open all the amenities, including Crystal Lake, as soon as permitted and when they can be done in a safe and healthy manner. Regarding Crystal Lake, there are two areas of concern; ongoing construction and the Covid-19 pandemic. The developer reports that construction equipment used around and within the Crystal Lake enclosure makes it a construction area and therefore, in their opinion, unsafe to open. This common area has not been turned over to HLCA, therefore, we have no direct control over the access to the entire area. Additionally, although it has been reported that Covid-19 is unlikely to be spread in chlorinated pool water, Crystal Lake is not a pool and the water is not chlorinated. Unfortunately, the developer cannot provide an expected completion date for the new pool and barn. Covid-19 and the associated travel restrictions, stay at home orders, and social distancing have resulted in a slow-down of lot sales and 30 - 90 day delays in closings on lots already sold. The developer has always maintained that the completion of the amenities is tied to revenue generated by lot sales; and the delays caused by Covid-19 pandemic are affecting those sales and closings. As for the appearance of Crystal Lake, the plan is to have all the necessary steps taken to improve the ecological appearance and health of the lake completed in advance of the reopening of the lake area so as not to delay the reopening.</p>
Cade	Funderburk	Can we get an update on the back gate? It is now May and it appears to be finished. It was supposed to be finished in Sept/October timeframe, now we are 6-7 months past that date.	5/17/20	<p>The opening of the new gate has taken longer than anyone would like. Construction, including the road, guardhouse, and grading and landscaping the areas alongside the road was performed by the developer. HLCA needed the area to be nearly complete before the specs for the gate arm, and hardware and software for security operations could be finalized. Because the opening of the new entrance needs to be coordinated with the completion of the existing entrance (adding an actual gate and security hardware and software), many steps in the process were dependent on other steps. Covid-19 travel restrictions and reduced workforces at some of the vendors further confounded the delivery of the arm and other components. We are getting close, but cannot yet provide a new date.</p>

Jeff	Lake	Will the upgrades to the existing front gate include something to prevent people from walking/biking in to HL when the gatehouse is not staffed?	5/17/20	There is no current plan to make any upgrades to the existing front gate to prevent members from walking or biking into the community. This decision was made to balance convenience with the security risks to allow owners on foot or bike to enter and exit the community. This is very similar to the back gate in which owners can access the community on foot and/or bike by going through an access point around the gate. The infrastructure was put in place to allow for a sidewalk gate if ever deemed necessary.
Jose	Lozano	As the ARB goes thru Spring Compliance I ask that ARB be sensitive to the fact that Home Owners may need to go to a Home Depot or a Lowes to purchase items to meet compliance. I was a Home Depot over the weekend to buy supplies and was very surprised as to how many customers were not wearing masks, gloves and remotely concerned about social distancing. This was mostly in the garden area and people were perhaps at best 2 ft away from each when at the cash register. I decided to go to the front entrance and found that customers were more socially distanced from each other. I fear that these areas will become COVID hotspots.	5/17/20	Your concern is perfectly understandable. Due to the Covid-19 pandemic, the Spring inspections will be delayed. However, delayed inspections doesn't mean that ARB standards are suspended. Therefore, members are still required to maintain the standards.
Lynn	Blahuta	Regarding the new entrance sign.. it is concerning that the sign has a small hampton lake logo and then blank space with 6 rectangular raised areas.. what is going there?	5/17/20	The sign outside the new entrance on Bluffton Parkway was designed to include six rectangular spaces for the names of the businesses that will eventually occupy the commercial space to the right of the entrance road. The road leading from Bluffton Parkway to the new entrance is not part of HLCA property. It is owned by the developer, as is the commercial property. It is anticipated that the Hampton Lake monument signs at the existing entrance, also not on Hampton Lake Community Association property, will be replaced with monuments that will include signage for Benton House and One Hampton Lake who also share the cost of maintaining those signs and property.
Patricia	Carmona	Yes! You open the tennis courts! FINALLY! But why are the sprinklers going off at 12pm? Can we change the schedule? Can they be turned off? We had reservations, we were finally at the court then the sprinklers went off! Ugh! Please change the schedule! This is the first time this happens to us, and we have played at 12pm multiple times before!	5/17/20	The tennis courts are watered during the warmer months. Water keeps the court stable and firm and serves to help cool the courts during the hot summer. Watering the courts at noon has been the practice since the courts were first opened; noon is the best time to water courts. Most tennis players have become accustomed to the noon time watering. The watering was resumed this week when the courts opened, unfortunately the scheduling system failed to block off the time so that tennis players know not to reserve the courts during the wet time between noon and 2 pm.
Ricardo	Fernandez	If the governor stated that pools and recreational facilities can open, why do we still don't have a date for the pool to open!? -we can have dinner at BWB but we can use the pool!? Come on! We are educated adults that can and will take their personal precautions when using the facilities that we pay for! So... when is the pool going to open?	5/17/20	On May 11 Governor McMaster announced that pools and other recreational facilities may open no earlier than May 18; he did not say they could open immediately. His announcement included a significant number of guidelines and restrictions that must be put in place for re-opening. Restrictions include the number of people who may be at the pool at any one time, guidelines for spacing chairs and sanitation of pool area surfaces. At the time of writing this response, management is working on plans for complying with the restrictions, including staffing and procedures for ensuring that no more than the maximum allowable number of people can enter the pool at a time, while simultaneously ensuring equitable accessibility to those who want to use the pool. In addition, management is working on plans for complying with similar guidelines associated with opening the fitness center and other amenities.

				<p>While we are striving to reopen those amenities that currently remain closed on or shortly after the date specified by the Governor, it would be premature to announce a specific date prior to being able to ensure all the required guidelines can be met and the necessary staff can be in place for the reopening. It is anticipated that an opening date will have been communicated by the time this response is published.</p>
Jack	Horowitz	<p>The delays in completing everything related to constructing any part of anything promised to Hampton Lake residents, have been going on LONG before the Covid-19 Pandemic was ever thought of or envisioned!! Making the Pandemic an excuse for blaming delays NOW, is nothing but an affront to our intelligence. Builders have been building continuously all during this Pandemic. Sales might have slowed some but record sales had been going on long prior to the introduction of anything from China!! The money set aside from sales has been sitting and waiting to be spent. What ever excuses existed before Covid-19 were not accepted previously, so why would we now accept this tired one now? I am certain that those who gladly swallow the cool-aide and ask for more, will come up with reasons to dispute everything being said here but know this: You are not talking to a bunch of idiots and your broken promises on final construction dates go way back prior to any epidemic or Pandemic!!</p>	5/24/20	<p>It's important to note that the developer has always stated from the very beginning of development of phase 3 and the Sand Hill Tract that the timing of the new amenities was contingent on lot sales. This point was reiterated at the BoD meeting in April 2019. As documented in the meeting minutes: The developer stated, "We don't currently have a start date for the new pool, but based on our development schedule and current sales pace, we hope that we will be able to break ground this fall for a spring 2020 opening. The timing of both the pool and the barn construction is tied directly to the development timing and sales. Currently we have over 200 home sites (i.e., Lots) either under construction or to be developed. By doing the home site development in smaller phases, from 20 to 50 home sites at a time, we are able to self-fund the cost of development. We believe that upon completion of Phase 8, scheduled for this September, we will have a better understanding of timing for construction of these last two amenities as it relates to the construction of Phase 9, the final phase in Hampton Lake. I know that the members, as well as the development team would both like the pool to start ASAP, but funding the construction of these amenities through home site sale closings limits cash availability until we're closer to completion of the project." Covid-19 and the associated travel restrictions, stay at home orders, and social distancing imposed on potential homes buyers have resulted in a measurable slow-down of new lot sales and a 30 - 90 day delay in closings on lots already under contract to builders. The developer has always maintained that the completion of the new amenities, including the new pool and barn, is tied to the \$7000 per lot revenue generated by lot sales. With absolute certainty, the delays caused by Covid-19 pandemic are affecting those sales and closings.</p> <p>Additional background information: Some related background information will help correct some assumptions. First, the developer committed \$7000 per lot for lots sold in phase 3, no funds were committed from phase 2 sales. In 2015, it was estimated that \$5 million would be available for amenity construction. However, in 2017 it became clear that the total number of lots would be reduced to 510 due to about 50 acres having been determined unsuitable for home sites. (This acreage was subsequently sold to a third party.) This reduction brought the total amount expected to be available for amenities down to \$3.57 million. Second, at the Board of Directors Meeting in February 2019, Pratt Reed reported that the Town of Bluffton had slowed down the development permitting process. When the town slowed the approval of development plans, infrastructure development was delayed and lots could not be platted; thus they could not be sold. As a result, the developer was not able to accrue the amenity funds as quickly as he would have liked. That overall development slow-down (which affected other developers as well) put the development plans more than a year behind schedule. Therefore, while there have been delays prior to the current slow-</p>

				down resulting from Covid-19, prior delays were also due to a slow-down of lot sales.
Kim	Meiklejohn	There was a response in the lake View for prior week May 18-24 from - Chris Spiro - it was stated "speaking of the area around and within Crystal Lake enclosure area has not been turned over to the HLCA therefore we have no direct control over the access to the entire area" The pickleball and basketball courts area have not been turned over to the HLCA as of yet however the HLCA has taken direct control to the access to those areas. Why the discrepancy?	5/24/20	The previous answer you are referring to included this statement: "The developer reports that construction equipment used around and within the Crystal Lake enclosure makes it a construction area and therefore, in their opinion, unsafe to open. This common area has not been turned over to HLCA, therefore, we have no direct control over the access to the entire area." The point is that Crystal Lake is considered a construction area and HLCA has no control over construction by the developer, including timing, and where and how the construction zone is defined. The pickleball and basketball courts are considered complete and were released to the community for or use. They are not directly adjacent to the construction fencing. Unlike Crystal Lake, which is not only adjacent to the construction, but it's separated only by a temporary construction fence.
Jim	Biggs	Recently, a number of trees were cut on the Lawton Station side of the new gate, removing one of the few the remaining noise and sight barriers from Bluffton Parkway. Curious what upcoming action required this.	5/24/20	This question was forwarded to the developer. Here is the response received: "This area is zoned neighborhood commercial and is part of the Hampton Lake Master Plan. Currently It is in the process of being prepped and graded for future development
Bruce	Dornseif	I live in Phase III and recently, as I observe activities by the Developer in and around the lake, I can't help but notice that many of the recent activities could prove detrimental to the future health of the lake. When the Developer's landscaping workers cut the grass and brush along the lake on empty lots, they make no effort to retrieve grass and brush that falls into the lake. This material ultimately washes down current into homeowners' kayak slips or forms a detrital mats down current that will ultimately deoxygenate the water as they slowly break down, especially during summer months. Additionally, I've noticed that the Developer is now expanding lots across the lake by bringing in truckloads of dirt and dumping them into the lake. I don't think it's ethical to narrow or fill in the lake to expand lake front lots to make them more attractive to potential buyers. Moreover, will it be the Developer's responsibility to dredge the lake when all the lake front lots are sold?	5/31/20	While we prefer owners and their landscapers minimize grass clippings and other debris going into the lake, we recognize there will always be some organic material added to the lake from private property and the nature preserve, including falling leaves and pine needles. Not to mention the plant life growing underwater. This is why we have a lake maintenance contractor who monitors oxygen levels and provides aeration and chemical treatment of the lake. We will speak to the community's landscape contractor and remind them of best practices. The Developer is fully within his rights to enlarge lots by adding fill into the lake. As the developer, he decides the final boundaries of both the lake and lots. There is nothing "unethical" about him doing this. Keep in mind, the lake didn't exist until the developer constructed it. Once the developer finishes his development work and conveys title of the lake to the Lake Maintenance Corporation (LMC), future dredging responsibility falls to the LMC, and 87% of this cost will be borne by the Hampton Lake Community Association. Dredging is the major expense item for LMC's capital reserve fund.

Ed	Pristas	<p>Now that we are 2 weeks into the opening of the Fitness center and the pool can we re-evaluate the process to use these amenities that we the homeowners are paying to have access to? HL Management has already issued the blanket statement that anyone using any of the amenities is at risk at contracting COVID-19 and by all means everyone should only do things they want to at their own comfort level. I understand that the "numbers" permitted to use many of these areas may be dictated by the state's recommendations.</p> <p>I'm asking several things. Can there be an online schedule to view for the Gym and Pool the same that's currently used for Tennis and Pickleball reservations?</p> <p>Can the fey card access be restored to the fitness center? HL can only do so much to "protect" we have to be able to reasonable and responsible to protect ourselves. I have Not noticed any/extra hand sanitizer units placed at any of the amenities</p>	5/31/20	<p>As of May 30th, the Fitness Center will open on Tuesday and Thursday at 5:30am in an effort to help those needing an earlier workout time. Arrival time should be at 5:15am for a temperature check. The key card access system cannot be restored until the strict sanitation protocols are lifted. We want to provide all members with safe access to the fitness center. While some may feel comfortable, others do not. Currently, in the fitness center there are four stand-alone wipe dispensers and two wall sanitation gel dispensers. In the pool, we have installed a medical grade sanitation wall unit in the restroom area. At Crystal Lake we have installed two medical grade sanitation wall units, one in each restroom. At this time, there is not a pool reservation module available. With the guidelines and recommendations continually changing, our hope is that this is a temporary necessity.</p>
Jennifer	Funderburk	<p>When will the back gate be opened? We have been promised for over a year and have been patiently waiting. Please make this priority #1.</p>	6/7/20	<p>The following Gate Operational Update was sent out on 5/30/20: "The components and installation needed to fully utilize the "new" gate at Flat Creek Drive and to modify the Hampton Lake Drive Gate are nearing completion. Beginning Monday, June 1, we will open our new gate and have a member of our security team stationed at the Flat Creek Drive Gate 24 hours per day. Only vehicles with current HL owner or commercial decals will be allowed to enter until the new gate has full capabilities. Guests and all other traffic will need to enter the current gate. All traffic will be able to exit through any of the three gates. For the first few weeks, traffic entering the new gate will be required to travel left on Anchor Bend or left on Flatwater Drive until development construction is completed on Flatwater to the west (i.e. right-hand turn).</p> <p>The transition to our new security gate system involves multiple steps over several weeks. An important step for owners will be the installation of our new RFID tags on your vehicles and owner software training. New RFID tags will be installed on your vehicles by appointment beginning Thursday, June 4. We have included a link for the form here to be filled out completely for each vehicle and returned to Skip Pratt in the Tackle Box or at spratt@hamptonlakeclub.com. Upon completion of our transition, the new RFID tags will be required to utilize the South Gate (Old Miller gate) entry, the Flatwater Drive Gate member only lane and the current HL Drive entry gate from 7 PM - 7 AM Monday – Saturday and all day Sunday. The South Gate will continue to operate normally until the RFID system is fully functional. Barcodes will no longer be available and the barcode system will be phased out after owners have had ample time to obtain RFID tags.</p> <p>Training information will be sent out in a separate email once the software contractor has set a schedule.</p> <p>We are excited to have all three gate options available and look forward to improved convenience and traffic patterns throughout the community</p>

Cade	Funderburk	The waitlist is over 2yrs long for the dry dock. Can we convert one of the lots purchased by the HOA or another area to provide storage for boats since there is an obvious need? For a neighborhood this size with the main focus on the water- obviously the current dry dock space is insufficient. How do we get this on the agenda for the Board to review?	6/7/20	The Dry Dock was designed with 22 spaces to rent to our owners. 21 are currently rented by owners and one is used for a daily space for owners with temporary needs. The Dry Dock was never intended to supply enough space for the entire community. The BOD will be exploring many possibilities for the use of parcel 7 on Parkland Dr. The decisions will be determined by what best benefits the entire community. There are many convenient local public storage rental facilities providing alternatives for owners.
PAUL	GOLDEN	Does the new front gate have a specific street address for map guide apps? If not can you create an address for the new gate house and notify the primary apps of the change?	6/7/20	The address for our new gate is 18 Flat Creek Drive. All emergency responders are aware of the address and a GPS surveyor was recently out recording the updated information.
Jennifer	Pavelka	<p>I just stopped by the pool to see if I could get a pool time for my husband and son since they were working yesterday at our scheduled pool time. I took note that there were approximately 40 people in the pool and was told that the 4 pm pool time there are 50 people signed up. I was also told that since I was there yesterday I could not go today.</p> <p>THE GOVERNOR INCREASED OUR NUMBER ALLOWED IN THE POOL TO 100. How many times a day are we at capacity? With all the horrible things going on in the world how about we let our neighbors use the pool to the capacity that we can safely. I am sickened I have a 16 1/2 year old laying on the couch right now. We moved to this community for the crystal lake and the pool and tennis. (we already played for an hour)</p> <p>I would also like to know why we don't sign up on line, with a certain number of reservations? We need to fix this system.</p>	6/7/20	<p>As we work through the phased re-opening of our amenities, we are continuing to fine-tune procedures in order to optimize member use at the pool and enable equitable access. We would like to thank everyone for their patience. The following changes to our pool reservation procedures were announced on June 6, to be implemented beginning Monday June 8. • Owners will be able to reserve one 2-hour time period per day. There will no longer be restrictions on reserving consecutive days or the number of times per week. • For members who did not make a reservation or have already used their reserved time that day, walk-ups will be allowed 30 minutes following the start time of a posted reserve time slot, based on availability and on a first-come first-served basis. • Due to high demand, walk ups cannot be accommodated Monday through Friday from 1:30 PM – 3:30 PM and Saturday and Sunday 12:00 – 4:30 PM. • Guests who are immediate family of members will be allowed. Members may make a reservation for a maximum of 6 people per household (including the member) Tuesdays and Thursdays from 11AM – 1PM and 4PM - 6PM. Family guest reservations can be made no more than 3 days in advance.</p>
Amy	Morrisette	<p>First of all thank you all again for everything you are doing for our community. The pool reservation system is not working, people are reserving and then not showing up which takes away from those of us who want to go but can't because spots are full. Why can't we just do first come first serve ? Also for people that are taking spots and not showing, how it's really unfair to the rest of us and there should be a policy surrounding this.</p> <p>Thanks</p>	6/7/20	<p>As we work through the phased re-opening of our amenities, we are continuing to fine-tune procedures in order to optimize member use at the pool and enable equitable access. We would like to thank everyone for their patience. We believe that first-come first-served may compromise members' ability to maintain social distancing as members potentially line up to get in, particularly during certain times of the day. Moreover, we believe there is likely to be more disappointment when members arrive at the pool and find that they can't get in. That has been the experience at other communities who have chosen not to take reservations. However, we have made several changes that will address the concerns you've raised. The following changes to our pool reservation procedures were announced on June 6, to be implemented beginning Monday June 8. • Owners will be able to reserve one 2-hour time period per day. There will no longer be restrictions on reserving consecutive days or the number of times per week. • For members who did not make a reservation or have already used their</p>

				<p>reserved time that day, walk-ups will be allowed 30 minutes following the start time of a posted reserve time slot, based on availability and on a first-come first-served basis. • Due to high demand, walk ups cannot be accommodated Monday through Friday from 1:30 PM – 3:30 PM and Saturday and Sunday 12:00 – 4:30 PM. • Guests who are immediate family of members will be allowed. Members may make a reservation for a maximum of 6 people per household (including the member) Tuesdays and Thursdays from 11AM – 1PM and 4PM - 6PM. Family guest reservations can be made no more than 3 days in advance. We will continue to monitor the situation, observing, taking notes and listening to member feedback.</p>
Heather	Harkins	It's much easier for RRA's bus to enter at the current location than the new gate because their buses exit onto Hampton parkway not River Ridge Drive. When school reopens, will the school buses be required to enter through the new gate? Or will they be allowed to keep their current routes?	6/14/20	School buses will not be asked to change their routes. However, the original gate will soon only be manned from 7am to 7pm. If the buses enter before 7am they will have to use the new gate once all the gate updates are completed.
Maxine	Beitel	I would appreciate it if the Board consider the possibility of construction of a simple bridge over the water spillway which separates the trail that is accessible after walking over the large bridge across from the Amenity Center and turning left after crossing the bridge. The trail is there but, not accessible due to the water divide. It would be wonderful to have greater ease of accessibility for our community to this trail.	6/14/20	The area in question is not part of our nature trail system and owners should not use it. It is used by our contractors to maintain the lake berms. The Board of Advisors Grounds & Facilities Committee, in a nature trail report last year, did recommend this berm be considered for an expansion of the HLCA nature trails and provided options to convert it to a "loop" trail. However, there are currently no plans to do this.
Judith	Weidler	While I am thrilled that we can now bring family members that do not live here, I am rather disappointed in the Tuesday Thursday time frame. I have grandchildren that are young and want to visit. I can't even give them a time when that may be possible due to limited pool admittance. We all know how little ones love the water. While the beaches are nice, small children really can't swim there. Oldfield community has opened their pool with no restrictions. When will Hampton Lake be doing the same.	6/14/20	Following the latest press conference from Governor McMaster (June 10, 2020) and the extension of the State of Emergency, there are no current plans to lift current restrictions. The confirmed cases of Coronavirus in the area continue to climb and we will adhere to the guidelines given to best protect all of Hampton Lake owners. We will continue to fine-tune procedures in order to optimize member use at the pool and enable equitable access. Beginning May 30, 2020, the capacity at the pools increased to 100 at the Lazy River Pool and 20 people at the Adult Pool, we will monitor member usage data and make appropriate changes while catering to our owners before allowing additional guests. We would like to thank everyone for their patience and understanding.
Brenda	Fahey	My request is to revisit the need for a sidewalk along Pine Shadow Road. In the past I was told this was not in the plans. With the opening of the new gate there has been an increase in traffic on this road. As many of us aware, this road is curvy and has limited visibility in places for drivers to see walkers and bikers. A second concern is the speed at which these vehicles are traveling, much greater than 20mph. A sidewalk would provide a much safer passage along this greatly used road.	6/14/20	The Hampton Lake master plan does not include a sidewalk on Pine Shadow Court and there are no plans to add a sidewalk at this time. The area of Hampton Lake Crossing near Pine Shadow will be included in the rotation of locations where Security conducts radar monitoring. Once the developer has opened the western section of Flatwater Dr., directional signs will route traffic away from Pine Shadow. Pedestrians are encouraged to use the sidewalk on Lake Bluff Drive as an alternative to Pine Shadow Ct.

Linda	Lyons	I am so happy to see all the progress with the new gates and RFID installation. One hole in security, however, is the bike/walking path entrance at the original gate. When the original security gatehouse is unmanned, it would allow unauthorized people to enter via walking or biking through that bike entrance. Sea Pines has gates for the bike path. What are our plans? It would be good to at least have a way to close that entrance when the gatehouse is unmanned.	6/14/20	There is no current plan to make any upgrades to the existing front gate to prevent members from walking or biking into the community. This decision was made to balance convenience with the security risks to allow owners on foot or bike to enter and exit the community. This is very similar to the back gate in which owners can access the community on foot and/or bike by going through an access point around the gate. The infrastructure was put in place to allow for a sidewalk gate if ever deemed necessary.
Paul	Golden	The current alligator/snake warning signs have been excellent in warning visitors (in particular parents of visiting children) to be careful and to respect our wildlife. These signs help to prevent avoidable tragedies and to protect the community from multi-million dollar law suites. One of these signs is needed immediately at the new main entrance. Perhaps one can be temporarily relocated from one of the Fish Dancer nature trail entrances until an additional one can be ordered.	6/21/20	The developer is working to complete new directional signage. The community association has placed an order for speed limit signs, the sign stating the speed limit in our community is 20 MPH unless otherwise posted and the wildlife sign similar to the one at our current entrances.
Darren	White	I participated in the town hall meeting and heard there are no plans to add another dry dock storage area. Due to a 2+ year waiting list, would the Board consider re-evaluating the current spaces and reduce some of the current slip sizes which would allow to add additional spaces for others?. Fees could vary based on the size and could potentially add additional spaces and increase revenue for the community. It may solve the 2 yr waiting list but could add more spaces for others to rent.	6/21/20	The Dry Dock was designed with 22 spaces to rent to our owners. 21 are currently rented by owners and one is used for a daily space for owners with temporary needs. The Dry Dock was never intended to supply enough space for the entire community. The BoD will be exploring many possibilities for the use of parcel 7 on Parkland Dr. The decisions will be determined by what best benefits the entire community. There are many convenient local public storage rental facilities providing alternatives for owners.
Darren	White	Could a proposal be made to the Board for a future 15-20 slip floating dock system to be added in the location of the Out Post? There would be initial investment by the Community but would generate revenue long term from boat slip rentals. This area would also accommodate parking and does not interfere with lake views of residents. This would benefit those who do not live on the water and allow them access to the lake outside of the hours of the Tackle Box for boat rentals. Families who work cannot always get off work early enough to rent a boat to fish and return by the time it closes. Another way to generate revenue for the Community.	6/21/20	The community has yet to budget for capital improvements. We are sure there will be many projects, expansions and additions that will be proposed and considered once the developer has finished his development work. Time will tell what the community is ultimately willing to fund and in what priority.
Jennifer	Funderburk	I have asked this question several times & keep receiving conflicting answers. Who is responsible for the land around the Compass Pond on Castaway Drive? Khov didn't sod or plant grass nor did they grade the area from the homeowners property lines to the water's edge before closing stating that the developer is responsible and would take care of it after all the houses have closed (they are completed, sold, & closed). HL HOA is saying it's the owners' responsibility, however, if that's the case then our builder should have initially graded and sodded or planted grass BEFORE we closed on the home. The developer has washed his hands of this concern and the area from our property to	6/28/20	The initial building, grading, and sodding/seeding of the lake banks is the developer's 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. The lake covenants state "Each property owner whose property abuts, adjoins or touches the lake shall maintain its property and the lake bank to water's edge in a manner consistent with and similar to the maintenance of common property of HL Association. Said maintenance shall include, without limitation, landscaping of the lake banks and addressing erosion control issues."

		<p>the water's edge has not been properly graded and consists of weeds and other unsightly items. We were told at the town meeting that if our neighbors aren't keeping the area up to fill out a form for the ARB and report our neighbors for the weeds. Please resolve this issue ASAP, it's getting ridiculous.</p>		
Andre	Nougaret	<p>My wife and I have living in HL for nine years. This is the first time I have expressed concerns in writing.</p> <p>My concerns pertain to basic upkeep of grounds and facilities.</p> <p>As you enter the community via our old main gate you cross a bridge that is lined with stonework. For months / years I have observed crumbling detached stones lining our roadway. I think to myself.... "Am I the only one who notices this shabby first impression of our community?" I guess I am.</p> <p>We have a dog. The dog park has deteriorated to the point of embarrassment.</p> <p>Concerns include but are not limited to: rotting posts, plumbing issues, mildew, overgrown fence line, sand surface not replenished, gate latches in disrepair. The overall appearance of some of the structures is poor.</p> <p>As you enter the new main gate you can't help but notice the poor landscaping. Again, not an inviting entrance to our community.</p> <p>We moved here nine years ago with the promise of excellence???</p>	7/6/20	<p>The stone area at the Hampton Lake Drive entrance has been noticed and repairs are scheduled for 4Q 2020. The repairs will be funded from our Capital Reserve.</p> <p>As stated in various communications and most recently at the June 16th Town Hall Meeting, some maintenance / repair projects were intentionally delayed until the full budgetary impact of the coronavirus on Hampton Lake's finances could be better understood. Maintenance for the dog park was one of the projects. There are plans to replenish the sand and to refurbish the waste station, dog bowl area and to pressure wash the covered areas. If any fence posts or gates require repairs, that will be done at the same time. Recently some minor adjustments were made to the dog washing area (fire hydrant) and the gate closure mechanisms.</p> <p>The Flatwater Drive Gate area is still under development and we are now working to make repairs to the damaged caused by a major lightning strike. The Developer has indicated he has completed his planned landscaping at this entrance.</p>
Ro	Morrissey	<p>In October, 2018, the developer indicated to me in an e mail that the parking area for mail kiosk at Crystal Lake would be paved when the development of rest of that area was underway. Now that the land surrounding the kiosk is under development can you provide us with the plans for the paving and completion of mail kiosk area?</p>	7/13/20	<p>Construction of the parking lot is underway. The parking area for the mail kiosk will be completed in conjunction with the pool and barn, but the developer doesn't have an updated timeline for completion at this time.</p>

Chris	Spiro	<p>Two comments.....First- Thank you for having Crystal Lake open. It was great to see all the people enjoying themselves.</p> <p>Second- Both the boat parade and the 4th of July parade were excellent. Kudos to the organizers.</p>	7/13/20	Thank you for your comments. The members who organized the boat parade and the golf cart parade did a wonderful job.
Paul	Golden	Bike riding thru the community is one of our great amenities, ideally the adults ride on the right side of the street with the traffic flow and the kids use the sidewalk. The side walks are wide with room for walkers and the bikes if basic courtesy is observed when bikes pass the walkers. Many walkers wear music headsets and do not hear approaching bikes from behind. It is a safety problem that youngsters (and some adult riders) don't seem to appreciate. The simple inexpensive solution is traditional and required by law in most communities across the country - mount a bell or horn on the handle bars, and use it when approaching a walker. I ask that the Board make the mounting and use of a bell or horn mandatory for all bikes in the community. Paul Golden	7/13/20	Bike riding members are encouraged to use bells or horns to announce their approach, but making bells or horns mandatory would be a difficult rule to enforce. A simple solution would be for bike riders to clearly announce their intention to pass by saying "Coming up on your left". Management has printed repeated reminders to walkers, bikers, and runners about safety and being aware of others using the sidewalks and roads, as well as a safety video. Click here to view the video.
Charlie	Wetmore	Many community POAs, including Hampton Hall, Wexford and others, recieved PPP money to help with operations and employee pay during these tough times. Did Hampton Lake apply for a PPP forgivable loan? If so, was one approved? If not, why not?	7/12/20	Homeowners' associations (HOAs) are not eligible for the PPP loan at this time. If you have heard that another community received PPP funds, it may be a community that is managed by an outside property management firm and the property management firm may have been the recipient of the loan. Contractors who provide services for HOAs, such as our security firm and the operators of the fitness center, are eligible for PPP loans and can use those funds to help pay employees. HLCA has not had to furlough any employees, as most were considered essential. We also enabled many to work from home and/or perform tasks other than their regular work, such as managing pool reservations. In the event that our legislators allow HOAs to participate in the future, HLCA will be prepared to apply.
Al	Rudnickas	Are there any plans to repair or replace the fans in the adult pool cabanas? Some fans don't work at all, some have broken switches at their electrical boxes.	7/19/20	The cabana fans are part of our regular maintenance program and are repaired or replaced as needed. We encourage owners to alert members of the management team of any items or fixtures in need of repairs or that are inoperable.
Donna	Gurganus	<p>Since new homeowners prior to construction must have every I dotted and T crossed and every plan under the sun scrutinized and approved I think the same amount of rigorous oversight be applied to the builders that are recommended by the Hampton Lake realtors</p> <p>We have had two builders file bankruptcy within the last 12 months and left quite a few homeowners in a very</p>	7/19/20	All realtors (including Hampton Lake Realty) and builders are independent entities, completely separate from Hampton Lake Community Association. The Community Association does not recommend any specific realtor or builder to anyone, leaving full responsibility to conduct due diligence to the individual owners, who make their own decision as to which one they will have a contractual relationship with. Buying property and/or building a home are significant financial decisions that experts strongly recommend individuals conduct their own full due diligence prior to signing a contract. The Community Association is not responsible for any representations a realtor or builder may or may not make to their clients.

		<p>bad way. Losses in money but also the strain of having to find new builders to complete their half built homes.</p> <p>I believe if allowing this type of builder to be recommended by our realtors to continue it will hurt our reputation as a neighborhood and make reselling in the community much more difficult with losses of potential profits.</p>		
Brenda	Fahey	<p>Wondering if community trees will be planted along the new West side of Flatwater Drive ? They are planted from the circle to the newest part of the road.</p> <p>There has been a great job of planting grass along the shore line.</p>	7/19/20	The developer currently has no plans to add trees in this area. The community association may choose to enhance landscaping on common property around the new entry following the property transfer process.
Jill	Stevenson	<p>Could the fountains in the adult pool be temporarily shut off during the Covid restrictions? Due to the splashing of the fountains no one is at that end of the pool therefore people are much closer together in the shallow areas. Thank you!</p>	7/19/20	The purpose of the fountains are to block noise and create a more serene atmosphere. Since they are not part of the filtration system, we will turn them off temporarily to allow further distancing.
David	Kibbe	<p>We drive in and out of the Flat Creek Drive entrance and we also bike daily past it. It is our new front entrance but it seems under-developed relative to our prior front entrance and also the front entrances of comparable Bluffton residential communities. Could we not maintain the former front entrance which is nice and developed as the primary and make the Flat Creek Drive entrance simply an RFID gate similar to the back entrance? We understand that the developer may be financially constrained in funding better development of this entrance; gate house, landscaping, flag pole, etc. If we did that, it would save money on security contract (this gate house would not be manned). We want our "front entrance" to befit the quality of Hampton Lake and we do not think that it does, as currently developed. Thank you.</p>	7/27/20	The gate at Flat Creek Dr. is designed to be a primary gate, it offers a very nice view of the lake upon entry. This area is still under development and was not as fortunate to have all of the mature hardwoods and established landscape of the Hampton Lake Drive gate. This area is also going to have a substantial amount of home building over the next few years. Having this gate available to the contractors ensures they get to their job sites by the most efficient routes and reduces traffic throughout the community. We plan to use this gate as previously communicated to Hampton Lake owners.
John	Landsberg	<p>Unfortunately, the large umbrellas (and even the smaller ones) at the pickleball courts are frequently inoperable. The large umbrellas are often replaced, but that sometimes takes weeks until they break again.</p> <p>With no shade whatsoever (or water) it has become a dangerous situation, and many players have suffered</p>	7/26/20	We have provided additional umbrellas to the area until the larger one can be repaired or replaced. There are no immediate plans to add any structures to the newly developed area. We will evaluate and formulate plans once the developer has finished the entire amenity. The current umbrellas have a lifetime warranty and have not cost the community association funds. We will work with the vendor to try and improve the response time on the damaged parts and repairs. During this hot weather, members must use extra caution before deciding to engage in strenuous activity.

		<p>from heat exhaustion.</p> <p>Is there any way we could have permanent shade structures installed at the courts before someone is seriously injured? Thank you.</p>		
ERIC	POULSEN	<p>What happened to once a month having the sand at the dog park dragged? Its been since October since it was last done. Not sure we need more sand, just a little love for the grounds.</p>	7/26/20	<p>Our Landscape crew uses a piece of equipment called a Sand Pro to rake the sand areas at Lakeside Beach, Crystal Lake and the Dog Park. They have raked the Dog Park the first of every month until July, when the Sand Pro experienced a mechanical failure and needed repairs. A loaner has been obtained and all three areas will be raked Monday morning. We do feel fresh sand is needed based on the amount of rain earlier this year and the increase in usage. This project is scheduled for some time in the fourth quarter.</p>
Sharon	Nathaniel	<p>It has become a habit of members wanting to access the Pickleball courts to park on Castaway Dr in front of the sidewalk to the courts. We live across from this sidewalk. At first, it was not a problem, but now it's 3-4 cars at a time. Last evening, it was both</p> <p>sides of the street across from each other allowing limited thru traffic. What has been troublesome is entering and exiting our driveway with cars parked directly in front</p> <p>of it and as in the case last evening a pickup truck barely giving us full access of/ partially blocking our driveway. We have been patient, but this has become a total disregard for others. Is this parking allowed? What other alternatives can be made available as we Feel the current Path through the construction site is not The best.</p>	7/26/20	<p>Although this problem is temporary during the parking lot construction, our security team has been instructed to monitor this section for traffic safety concerns. Here are the rules pertaining to this situation.</p> <p>11.1.3. Overnight parking in the street is prohibited after 11 pm. Vehicles should be parked in garages or driveways. Vehicles should only be parked in the street when space in the driveway or garage is not available, and never overnight without prior Management approval.</p> <p>11.1.4. For homeowner parties/events, security is to be notified prior to event if multiple cars are to be parked in the street beyond 11 PM.</p> <p>11.1.5. Vehicles parked on the street should not block driveways.</p> <p>11.1.6. Parking vehicles in driveways for owner maintenance purposes requiring more than one day is prohibited.</p> <p>We also enforce the policy that all vehicles must be parked on the same side of the street, facing with the flow of traffic, and an open space is required if there are more than four car length vehicles parked (e.g. an empty space is required between every four cars or the equivalent length.) If you witness any of these violations please contact security.</p>
Margie	Faas	<p>Last year, what seemed like every day, the sand was groomed around Crystal Lake and the area was cleaned up. This year, there are large holes dug in the sand, trash around the lake, and various beach toys left in the bushes. The entire area around the lake looks terrible. What happened to the clean up of this area?</p>	8/2/20	<p>Our Landscape crew uses a piece of equipment called a Sand Pro to rake the sand areas at Lakeside Beach, Crystal Lake and the Dog Park. Early in the month the Sand Pro experienced a mechanical failure and needed repairs. It has since been repaired and is back in service. Our team does regularly clean the area of trash and debris, but doesn't provide multiple litter patrols throughout the day. The Sunday update has included multiple reminders for the home owners to please clean up after themselves. We are disappointed when they leave a mess and wish they demonstrated more pride in the appearance of the community.</p>

Steve	Martin	Homeowners are discouraged from blowing grass clippings in the street & into storm drains. However lawn service companies including Hampton Lake employees regularly cut the Compass Lakes vegetation directly in to the lakes rather than let it grow to inhibit rain runoffs & flash flooding.	8/2/20	All landscape debris is discouraged from being blown or cut into Hampton Lake's waterways. We also realize that is not realistic to prevent all of this type of material from entering the water. We have notified our contractor to do their best to mitigate the debris and ask homeowners and their landscapers to do the same. Ideally, we would like to have a buffer of beneficial plants on common ground around the lakes, we currently have some very invasive species including cattails and dog fennel that we are trying to control.
Ed	Schmidt	Many residents have noted their concern as to the substandard appearance and landscaping at the new Flatwater entrance. Start with the weeds on the side and rear of the new entrance walls. Entering HL from Bluffton Pkwy gives the appearance of a sloppy commercial enterprise with unkempt sidewalks and tree lawns. Turn into HL and the straw is gray and flowers almost non-existent. It is not an answer to tell us we have a nice lake view or that there is ongoing construction and service vehicles; we know developers and communities purposely dress their entrance to attract buyers and builders. Owners expect the Board and developer to adhere to the same standards the ARB expects of us. It should be a simple task to address reasonable plantings and weed control. Please do not respond that there is no budget or it's the developer's responsibility. Solutions not obstacles, please. It's past time to prioritize an increased pride in our appearance and clean up our community's front door.	8/2/20	Over 250 plants, trees, and ground cover were planted at the new entrance in the first quarter of 2020. This means they haven't even had one growing season. We expect that by the third growing season these plants will have begun to fill out and take shape. Plantings will continue to be evaluated, removed and replaced as needed over time. In contrast, the Hampton Lake Drive gate is 14 years old and thus has been through 14 growing seasons which is why you see much more mature trees and plants. This week maintenance of the new front entrance was increased. This will include cutting down the weeds behind the new signs, straightening trees, and addressing some dead plants. Until all development around this area is complete significant ongoing maintenance will be necessary and it will be prioritized best as possible. New pine straw is installed twice a year (Typically Spring and Fall). Fresh pine straw is scheduled to be applied at the new entrance this fall. The new entrance has been very attractive to new buyers as we have had our highest July sales in 5 years.
Walter	Perkowski	It is apparent that social distancing rules will be with us for awhile. It's been almost 5 months. We need a better system for pool reservations. What we have now is archaic and problematic for a variety of reasons including creating more work for Hampton Lake employees. We need an online reservation platform that is continually updated so cancels show up ASAP and same day reservations are easy. Our check in person has an iPad there already? Also misuse of the reservation system should be same as fitness center reservations I suspect many are just making blanket reservations and not showing up— easy to confirm. So even if they cancel morning of that spot is locked up till a half hour after time slot. Online system solves this too. We shouldn't have to reinvent the wheel here. Adapt tennis pickleball system or they are systems out there. Gyms use them regularly. It's hot we all want to get to pool, please be courteous when reserving and cancelling	8/9/20	Various reservation systems have been explored and unfortunately, we have not been successful in finding something that will integrate with the Jonas system. This system is used to verify memberships which aides us in the validation process. Our current regulations only allow immediate family member guests during allotted time slots. An online system would still require our staff to check information in the system and correspond with confirmations. While we recognize the system is not perfect, it is allowing us to provide some safety, oversight and the potential for contact tracing should it become necessary. Everyone's cooperation and understanding are appreciated until we can safely get back to more normal operations.

RICHARD	EVANS	HL Drive & HL Crossing in particular are getting more hazardous than ever. With COVID more people are walking & riding bikes & not on the cement paths. Some people are walking & riding against traffic esp mornings when I am returning home from lap swim. With the sun glaring in your face & the tree shadows on the right side of HL Crossing I have had to swerve a couple times to miss bikers/walkers. Very Dangerous! Security has told me that residents & guests, contractors etc are not supposed to park on curves. I don't see a written rule but perhaps there should be. HL Drive is getting more & more dangerous with 3-4 trucks parked away from the curb in a row & on curves so one has to completely stop to see around. Rude drivers don't stop & look! Why can't lawn service or repair people park in the driveway of the home? Lastly, it is the law to have a valid driver's license in SC to drive a golf cart - too many kids drive & with no seat belts. Accident waiting to happen. Enforce security!!	8/23/20	We have posted numerous reminders in the Sunday update regarding safety, including a link to a video that was created to educate owners on proper "rules of the road". Our security patrol will also be on the lookout to help correct non-safe behavior. Members are reminded that when walking or running throughout Hampton Lake, please use the sidewalks when available. If you must walk or run in the street, walk/run against traffic in order to see what is coming. When biking along the sidewalks, yield and be careful around walkers and joggers. Bikers must yield to pedestrians. Runners and walkers may be listening to a mobile device and not realize a bike is coming up behind them or about to pass them from behind. Bikers should bike with traffic, not against it. Since rules don't prohibit walking, running and biking in the streets, drivers must be alert and drive cautiously. The following has also been posted several times in the Hot Topics section of the weekly update: "Golf Cart Reminder: Golf carts may be operated within Hampton Lake only by persons with valid driver's licenses and in compliance with all Hampton Lake traffic regulations. HLCA Rules & Regs. 11.4.5 p.48." Members who witness unsafe behavior, including golf carts driven by underage drivers, should report it to Security immediately.
Rich	Schaltegger	The architectural drawings of the party barn parking lot shows a pathway from the parking lot to the walking track, located by the mail kiosk. The parking lot is currently under construction but it doesn't appear that the pathway is there. Will there be one as shown in the architectural drawing? Thanks, Rich Schaltegger	8/23/02	The pathway layout has changed since our original drawings. However, there will be connectivity from the mail kiosk to the track.
Mike	McGowan	Hi we are new to the area and was asked one time to join in on a pickleball game which I really enjoyed. The ladies said that there is an email where you can sign up the days and times you are available. Could you please give me some information on availability and this list. Thank you	8/23/20	Court reservations can be made on the HLCA website under the Amenities section by clicking on Court Sports, followed by the Court Reservations link. The members at the pickleball court may have been referring to the Pickleball Group on NextDoor. NextDoor is a member to member site and you will need to ask one of your neighbors to invite you to join. Management has no access to NextDoor.
Paul	Golden	While kayaking I constantly see landscaper staff in the backyards blowing grass clippings into the lake. It is time for management to remind them that this is prohibited. These clippings seriously add to the fertilizer and pesticide loads in our lake, degrading the water quality, and contaminating the fish and aquatic food chain. Prevention will be a lot easier and cheaper now, than trying to fix a sick lake later.	8/23/20	All landscape debris is discouraged from being blown or cut into Hampton Lake's waterways. We also realize that is not realistic to prevent all of this type of material from entering the water. We have notified our contractor to do their best to mitigate the debris and ask homeowners and their landscapers to do the same. Ideally, we would like to have a buffer of beneficial plants on common ground around the lakes, we currently have some very invasive species including cattails and dog fennel that we are trying to control.

Donna	Brownell	The rules and regulations reference the use of the ABDI app. How do we find out information for the use of this app such as community code etc which is required information to sign in. Thanks.	8/30/20	The ABDI app is a system that coordinates with the new RFID tags. Once we have completed the installation of the hardware and software, as well as training for Security, we will be able to activate the system for member use. Unfortunately, the lightning strike at the new guardhouse damaged several components and set this project plan back a bit. We anticipate completing this project over the next few weeks and will provide detailed information about how the app works. Once this system is activated, members will need an RFID tag to use the member-only access lane at the Flat Creek Drive gate, the entry gate at Old Miller Road, and the Hampton Lake Drive gate once it is no longer manned 24/7. Members who have not yet come in for their RFID tags should do so to avoid any inconvenience once the system is activated. A form needs to be completed for each vehicle in order to obtain an RFID tag. Please click here for a link to the form. Call Skip Pratt at the Tackle Box, (843) 836-7458 to set up a time Wednesday through Saturday.
Marianne	Lee	Pickleball Open Play Finding it very competitive to book a court during the prime, cooler morning time slots. I would like to suggest allocating some time slots a couple days a week for "open play". It is my observation that we are all being very responsible with social distancing and hand sanitizing. That would also allow some of the newer members to participate and get to learn the game. Please take this into consideration. Thank You. :)	9/6/20	In reviewing the Pickleball reservations for the month of August, there were 3 days that showed no availability before noon. Please reach out to us if you are having difficulties. The good news is we should be moving away from this heat and humidity in about a month, allowing for additional time. At this time, we do not have plans to reserve slots for open play. As announced in the September 1st Board Meeting, we will continue with the safety protocols and will be reviewing them at the end of the month.
David	Kibbe	1. Why is the lighting at the front entrance, Flat Creek Drive not brighter? We have come in several times at night and have had difficulty seeing where to turn off Bluffton Parkway. There is ground lighting in place near the signage but it is not currently on. 2. Will there be a traffic light at the Flat Creek entrance and Bluffton Parkway? The school is right across the Parkway. Traffic on the Parkway moves at a good clip and turning left out of the entrance or going straight across will prove to be increasingly difficult and risky as traffic grows.	9/6/20	The town of Bluffton has restrictions on lighting wattage in an attempt to minimize light pollution. While the brightness of this light may be a personal preference, the current lighting meets the towns restrictions. The ground lighting near the signage had been cut by one of our contractors during repairs, but are scheduled to be fixed this month. Additionally, the master traffic plan for the Buckwalter PUD has a traffic light at the intersection of Bluffton Parkway and the new HL entrance for some time in the future. The timing of the installation of that light is dependent upon traffic studies (i.e. vehicle counts) and a recent study indicated the light is not required to be installed concurrent with the new HL entrance.
Ed	Pristas	We need to revisit the restrictions and availability of the fitness center. Ideally it would be nice to reinstitute the use of the key card for unstaffed hours as it never reaches "capacity" during those times when used. The current "staffed times" and reservation system needs to be changed to accommodate more people over a longer time span thus creating fewer people during the peak staffed times. Currently only early sessions (before 9am) are Tuesdays and Thursdays. Saturday not until 9am and Sunday only from 11-2. This is not acceptable for people who pay to have reasonable access to these amenities. People work, have school, etc.. Again it makes sense to have people spread out over a longer time frame than shorter and things will work themselves out. We have been dealing with this pandemic for 7	9/6/20	The current gym schedule allows opportunity for those who go to work very early. On Tuesday and Thursday mornings the gym opens at 5:30am and on Monday, Wednesday, Friday the gym stays open until 7:00pm. We understand the frustration of the COVID19 pandemic and can safely say that we are all looking forward to some kind of normalcy. However, to date, nothing has been changed. We will continue to follow the recommended government protocols and precautionary measures, that are designed to protect all members. As announced in the September 1st Board Meeting, the safety guidelines will be in place for the month and we will be reviewing them at the end of it. If restrictions are lifted, we can make adjustments at that time.

		months now. We are adults and accept that there is a risk with everything that we do. Take the precautions, keep a safe distance and wipe down the equipment after use. Pretty simple stuff		
Gary	Liskow	<p>During this past weeks Zoom, a slide regarding a possible swim platform was shown for Crystal Lake. I might have missed it, but is that the plan, or what is the outcome/status of that?</p> <p>That would be a great addition to the middle of the lake(add a slide too!)</p>	9/13/20	There is currently no plan for a swim platform on Crystal Lake. It appeared on a slide as one of the projects investigated by the Fitness & Recreation Committee.
Bernadette	Almasy	Love the In the Know columns that the BOD has been putting out. Unfortunately, I don't always look at it right away and end up deleting the email for the newsletter (which do not appear to be accessible on the website once the following week's is posted). Can the In the Know articles be added to the HL website?	9/20/20	We're glad that members are enjoying the In the Know articles. We will post them in the Resources section under the BoD tab.
Linda	Meacham	<p>I am concerned about the up keep of the Lazy River Pool. It hasn't</p> <p>been that long since the pool was resurfaced. It has green growing on the sides in places , under the area under stone topped the clarity has been not so good.. I would think that this would be a prime concern to keep pool in good condition as it is one of the best amenities.</p> <p>Also in January of 2020 it was stated that Repairs would begin on Pool Surround and Stone. Work was to begin by beginning of February. There are pieces of grout that have come out and could be of danger to someone if they trip and fall. What is the plan for this to take place?</p>	9/20/20	The Lazy River Pool is an important and popular amenity and HLCA Management takes the upkeep and maintenance of all of our amenities seriously. We maintain a fully funded Capital Reserve account to ensure proper funds are available for repair and replacements of specific elements are possible. The main pool has been resurfaced, filtration and chemical injection system upgrades completed, landscape modifications to minimize nutrients entering the pool and creating unwanted algae growth. The scheduled stone work was completed the first week of March, this work included sealing the joint around the pool and re-grouting and replacing broken stones. The project did not include removing all stones and resetting them. We may experience additional grout and stone damage, which will be repaired this off season. Our pool contractor has been working overtime to battle the frequent significant rainstorms creating water chemistry challenges and algae growth along the pool walls. As of this report, improvements have been made. Due to the reservation requirements, the decision was made to allow him to battle the problem over time rather than closing the pool for 24 hours to have a greater impact. The pool is and has remained safe and within DHEC guidelines.

Ro	Morrissey	Last week I got a nail in my tire after driving through the new section of Flatwater Drive towards the new gate. I mentioned this in a post on Nextdoor to warn others and was shocked to find about 20 other people have had the same experience recently. Others had also said that HL management has been notified that this is an ongoing issue. What can be done by HL management to monitor and increase the use of the magnet cart? What can be done by HL management to insure our construction crews clean up the streets on a daily basis?	9/20/20	Our ARB Director has sent a letter to all builders notifying them of the problem and that more attention and responsibility is needed with the daily site cleanup. Our landscape contractor will be deploying the magnet Monday, Wednesday and Friday in the area with the heaviest concentration of construction and will be on the side streets Tuesday and Thursday. Experience has taught us the most effective course of action is to report when debris is observed. When members make immediate reports with details (where, when, and what) proactive action can be taken. Pictures are always helpful. Please understand that "immediate reports" with details get "immediate action". Reporting to ARB and/or Management will get the magnet to specific areas as soon as possible as well as appropriate support with the responsible builder.
Walter	Perkowski	As we are after Labor Day please consider scrapping the current reservation plan and just limit the number of people that are allowed into the pool area. I went on a nice Sunday afternoon today and there were 2 people in the adult pool and maybe 10 in the main pool. I'm sure the limits will not be an issue and more residents can actually use our amenities also less hassle for our staff. I'd really be interested in numbers over the summer for reservations versus actual people.	9/20/20	As stated in the September 1, 2020 Board of Directors Meeting, our current reservation system will remain in place unless government or health organization guidelines change. We will revisit the policies at the end of the month and make any appropriate adjustments.
Kathi	Sherman	How is the water quality maintained and how often is it tested to ensure proper sanitary conditions in Crystal Lake?	9/20/20	Crystal Lake is a man-made fresh water lake that is partially spring fed from ground water. Since Crystal Lake is a man-made lake and is not filtered continuously like our swimming pool, we do our best to manage conditions mother nature offers. Mother Nature provides the water in the lake and it supports normal and healthy aquatic growth. Crystal Lake is monitored and tested twice per month (during swim season) by our lake maintenance contractor, Quality Lakes, to ensure its safety. Testing of Crystal Lake shows that the water meets or exceeds all DHEC safety standards. You can find the results of these tests on the member website under the Outdoor tab.
Jeff	Lake	Once the new RFID system is up and running, will HL windshield stickers still be issued?	10/4/20	Yes, window stickers will still be issued annually, as they provide a useful and immediate visual recognition regarding ownership. Per the Hampton Lake Rules & Regulations rule 3.1.2: All Hampton Lake owners are required to have a current HL annual decal for all gate access to the community. Decals are required for all member vehicles including cars, trucks, motorcycles, mopeds, and golf carts.
Ed	Kelly	I was shocked to find out you allowed a wedding and reception to happen in HL last weekend! You allowed 100 or so people into HL without most of us knowing? With most of us still following the safety protocols and regulations set forth by the State, how/why would you allow this to happen? What if someone from that wedding or a resident test positive and can be traced back to that event? What happens to HL? I'm not just talking about the safety/health of us but also the financial impact something like that would have on us? Did you make sure any of them were tested? How did	10/4/20	Our team did not make the decision to host this private event lightly. This pre-booked event was postponed a couple of times before having several meetings with the owners regarding the private wedding party. Limitations and guidelines that would need to be adhered to were discussed. The facts are, the number of invited guests were reduced to approximately 65, tables were set in the Lakeview Room and outside, number and spacing were within the government and health organization guidelines. The number of attendees were also well below the government authorities recommended amount for our space. Food and beverage service was held outside on the screened porch. An outside caterer was hired to provide the food and service, as we limited the number of HL staff members involved in the event. As for our member F&B service for the evening, we mainly provided curbside service and had only two reservations out at the Tower Bar area.

		<p>you keep the resistants that were also up in that area, with no knowledge of the wedding safe...to make sure they didn't come in contact with others?</p> <p>I thought we were following State guidelines/regulations for safety? We have limits on the pools, parks, sports courts, etc ...though this somehow was approved?</p>		
Heather	Harkins	It is VERY dark when exiting from the original entrance at night. Will there be reflective tape added to the gates so we will be able to see the edges more clearly? This might not be as much of an issue at the back gate because of residual light from street lamps.	10/4/20	Before the gate at Hampton Lake Dr. are closed from 7 PM until 7 AM measures will be taken to ensure the gates are visible and traffic will be made aware that proper credentials are required for entry.
Myles	Schulberg	Perhaps this question is premature, but when the new BOD is formed that is no longer majority developer, will changes in current BOD practices be considered, specifically an end to the BOD votes being unanimous, and not soliciting the property owners for input on important issues prior to BOD voting. Unanimous BOD voting and not soliciting property owner input on major issues prior to BOD voting has been a pet peeve for some of us.	10/4/20	The Board of Directors will continue to operate in accordance with the governing documents. Directors have a legal fiduciary duty to vote in what they believe to be in the Community Association's best interest as a whole. That may end up as a unanimous vote or not, depending upon the view of each individual Owner Director. These documents are clear as to when owner input is to be obtained. Beyond that, the Board receives owner input via LakeViews, the member survey and the Board of Advisors.
Chris	Spiro	Why are flagpoles not permitted?	10/11/20	In keeping with the Community Wide Standards, rule 8.4.5 allows members to display a single portable, removable US Flag from a pole attached to their home or garage. Flag poles are not permitted for several reasons, including the need to avoid the placement of flags and flag poles of multiple sizes and locations creating a haphazard look on our streets, as well as the challenges of properly flying the flag. For example, all flags would need to be taken down at night in order to comply with the nighttime lighting rules. The repetitive clanging of flagpole hardware on even mildly windy days is considered a nuisance by many. Many community associations prohibit flagpoles for these reasons.
Frank	Sutton	Ever considered speed bumps on the new/west section of flatwater drive from my backyard I estimate some vehicles at 40 mph plus. If not have security police and give fines not warnings and the word will get out. This is unsafe as is	10/11/20	Speed bumps have been considered in the past to mitigate speeding but rejected for other methods. Members have been and will be fined for speeding in accordance with rules & regs section 14.7.2.

David	Kibbe	The construction traffic on Flatwater Drive on the curve to the Flat Creek Drive entrance is often very busy with parked contractor trucks as well as trucks delivering supplies, concrete, etc. Twice, we have had to turn around and go the other way due to the congested construction area being blocked. Will this continue in this manner for the next year as homes are built in that section? We drive very slowly and carefully to get safely through avoiding cars and pedestrians.	10/11/20	Home construction activity brings road and traffic congestion. This situation is compounded when several homes are under construction in close proximity. Members need to be extra cautious when encountering this situation and anytime there are vehicles parked on the street. HL will experience various levels of home construction activity until the community is built out.
Paul	Golden	Now that management has decided that a large wedding party of 65, plus caterers, is an acceptable risk for the rest of the community members (without our majority consent), does that mean that the amenities bathrooms are open to us as well? It seems what is good for outside paying visitors should be afforded to community members as well. Please open up the amenities bathrooms for our use, after all we are paying for them too.	10/11/20	Restrooms have been open for owner use. The Tackle Box restrooms are available during operational hours, Lobby restrooms are available for owners dining indoors, Outpost restrooms are currently open from 8:00 AM till 7:00 PM, the pool restrooms are open during hours, and the temporary restrooms at Crystal Lake are available.
Jm	Biggs	Is it possible to get some lights in the mail kiosk by the new entrance and dirt pile? Now that the days are shorter, typically dark when many of us get our mail.	10/11/20	Although the mail kiosks are still developer owned, we will install some solar powered motion detection lights.
Amy	Morrisette	Hi! What is the status for the repair of the damaged structures at the new front gate? The damage occurred a while ago, but it doesn't appear any work has started on fixing the brick posts? Is this impacting when the new rfd tags can be used for entrance and exit?	10/18/20	The decorative stone column damage occurred during the emergency response to the lightning strike and is not connected to the gate operation. Estimates have been received, second party insurance reimbursement for damages obtained, and now we are in the process of scheduling the repairs. Our main attention has been on repairing and full functionality of gate operations.
Wallace	Corley	As owners in Hampton Lake Estates, we are well aware of HL ground's large areas and the effort to maintain its neat appearance. However, the entrances to Hampton Lake is less than appealing compared to nearby upscale communities. At the HL Drive entrance shrubbery has been removed and not replaced. There are little/no seasonal flowers at any of the entrances unless they were planted today. Please reply to our concern.	10/18/20	The importance of community appearance is reflected in our budget with landscaping as Hampton Lake's single biggest budget item (over \$850K in 2020). Over 250 plants, trees, and ground cover were planted at the new entrance in the first quarter of 2020. This means they haven't even had one growing season. We expect that by the third growing season these plants will have begun to fill out and take shape. Plantings will continue to be evaluated, removed and replaced as needed over time. In contrast, the Hampton Lake Drive gate is 14 years old and thus has been through 14 growing seasons which is why you see much more mature trees and plants. For the next four weeks, new plants and flowers will be added for the fall season. Until all development around the new area is complete, significant ongoing maintenance will be necessary and it will be prioritized best as possible. New pine straw is installed twice a year (Typically Spring and Fall). Fresh pine straw is scheduled to be applied the first week of November.

RICHARD	EVANS	I have recently noticed that some of our directional signage is looking very "tired". The one right before HL Crossing on HL Drive is very faded as is the first one on HL Drive just after you go through the gatehouse at the Fording Ct intersection. I also noticed that a sign on HL Drive over where you would head up to Crystal Lake looks like it was recently refurbished/painted. Is there a plan to refurbish these signs while we still have relatively warm weather?	10/25/20	Informational signs fall within regular maintenance programs, our focus has been on installing new signage pertaining to the Flat Creek Dr. gate. The original signs are scheduled for refurbishment later this year or the 1st Quarter in 2021.
George	Weber	Just curious if there is an expected gate for the Owner gate at the Flatwater entrance to be repaired and operational?	11/22/20	The gates at Hampton Lake Drive and at Flat Creek Drive are operational in that members can use them for entry and exit. However, we have not achieved the full functionality of the software, member-only arm, and other components as yet due to a number of unforeseeable events, such as the lightning strike at Flat Creek and the truck crashing into the newly installed gate at Hampton Lake Drive. We have completed the repairs to the Flat Creek Drive gatehouse, camera systems and automated member lane. The Hampton Lake gate has been replaced. We are now in the process of setting up our community software system (Jonas) to communicate with the new gatehouse software (ABDi). Once this is completed, individual pin numbers will be created and sent to each owner so that they can sign on and manage their guest lists. The hope is to have this information and instructions on its use sent out in the next few weeks. We appreciate everyone's patience. This is a new system with multiple components, including hardware, software, electronics, cameras, and involves the coordination with multiple vendors. We are very eager for the added convenience and the efficiencies this new system will provide for owners and our gatehouse team.
Charles	Wajszczuk	Minimizing response time to emergency responders is essential to the health and well-being of all Hampton Lake residents and workers. Can you comment on how city and county emergency responders are given and will be given 24/7 entry to Hampton Lake, allowing them to use the quickest route to each area of HL 24/7? Delays caused by unmanned gates or requirements of entry through a single manned gate regardless of the distance from the site of the emergency must be avoided. Do Emergency Responders have override transmitters allowing entry to all gated communities? In our case, with all due respect to HL Security, it is highly doubtful that folks will remember to call the gatehouse after dialing 911. Thanks, Charlie	11/22/20	All emergency vehicles are equipped with a click to enter device that allows access to all electronic gates.
Amy	Morrisette	Hi! When will we be able to use the new gates at the entrances?	11/15/20	The gates at Hampton Lake Drive and at Flat Creek Drive are operational in that members can use them for entry and exit. However, we have not achieved the full functionality of the software, member-only arm, and other components as yet due to a number of unforeseeable events, such as the lightning strike at Flat Creek and the truck crashing into the newly installed gate at Hampton Lake Drive. We have completed the repairs to the Flat Creek Drive gatehouse, camera systems and automated member lane. The Hampton Lake gate has been replaced. We are now in the process of setting up our community software system (Jonas) to communicate with the new gatehouse software (ABDi). Once this is completed, individual pin numbers will be created and sent to each owner so that they can sign on and manage their guest lists. The hope is to have this information and instructions on its use sent out in the next few weeks. We appreciate everyone's patience. This is a new system with multiple components, including hardware, software,

				electronics, cameras, and involves the coordination with multiple vendors. We are very eager for the added convenience and the efficiencies this new system will provide for owners and our gatehouse team.
Patricia	Carmona	When is the new resident entry sytem going to start working? Why is it taking soo long? We are tired of waiting behind trucks and people getting their visitor passes. And yes, sometimes...patiently waiting is hard to do, as some of us have strict schedules and obgligations	11/15/20	The gates at Hampton Lake Drive and at Flat Creek Drive are operational in that members can use them for entry and exit. However, we have not achieved the full functionality of the software, member-only arm, and other components as yet due to a number of unforeseeable events, such as the lightning strike at Flat Creek and the truck crashing into the newly installed gate at Hampton Lake Drive. We have completed the repairs to the Flat Creek Drive gatehouse, camera systems and automated member lane. The Hampton Lake gate has been replaced. We are now in the process of setting up our community software system (Jonas) to communicate with the new gatehouse software (ABDi). Once this is completed, individual pin numbers will be created and sent to each owner so that they can sign on and manage their guest lists. The hope is to have this information and instructions on its use sent out in the next few weeks. We appreciate everyone's patience. This is a new system with multiple components, including hardware, software, electronics, cameras, and involves the coordination with multiple vendors. We are very eager for the added convenience and the efficiencies this new system will provide for owners and our gatehouse team.
Walter	Perkowski	It's been time to get our new RFID tags for quite some time now. What is the new Eta on getting this working? At least at the back gate to start? Thank you	11/15/20	The gates at Hampton Lake Drive and at Flat Creek Drive are operational in that members can use them for entry and exit. However, we have not achieved the full functionality of the software, member-only arm, and other components as yet due to a number of unforeseeable events, such as the lightning strike at Flat Creek and the truck crashing into the newly installed gate at Hampton Lake Drive. We have completed the repairs to the Flat Creek Drive gatehouse, camera systems and automated member lane. The Hampton Lake gate has been replaced. We are now in the process of setting up our community software system (Jonas) to communicate with the new gatehouse software (ABDi). Once this is completed, individual pin numbers will be created and sent to each owner so that they can sign on and manage their guest lists. The hope is to have this information and instructions on its use sent out in the next few weeks. We appreciate everyone's patience. This is a new system with multiple components, including hardware, software, electronics, cameras, and involves the coordination with multiple vendors. We are very eager for the added convenience and the efficiencies this new system will provide for owners and our gatehouse team.
Gayann	Thomas	Having recently visited the Spa, I noticed how "tired" the locker room looked. The carpet is stained, dirty and worn. the fabric on the bench seats are faded. The stools in the spa rooms are dirty and worn. What plans, if any, are there to upgrade and clean up these areas?	11/15/20	The items listed are included in our Capital Reserve and Replacement budget, all replacements are prioritized with input and research from our Fitness and Recreation BOA Committee. Over the past year, we have painted the fitness center, installed new carpets, replaced A/C units, bought additional weights, replaced roughly seven consoles and treadmill belts, professionally cleaned the locker room and spa area carpets, and made other repairs. Aerobics Room flooring replacement has also been scheduled. The locker room improvements are part of the budgeted repair and replacement budget for 2021. This includes carpeting, painting, and stool replacements.

Paul	Golden	Why is management keeping the courts next to the Barn open when nobody masks there while waiting to play. Clusters of 5 to 10 maskless players can be seen almost anytime on the benches, a definite Covid spreader threat to our community.	11/15/20	<p>In an effort to accommodate those members who wished to use the sports courts, we opted to open the courts located at the new Parkside Amenities in May, after Governor McMaster announced the further lifting of restrictions on sporting activities. It has been communicated to the community that all who wish to participate in these activities assume the risks involved with using the facilities. We currently ask that all members practice social distancing, adhere to the guidelines below and follow the recommendations put forth by local and state governments, in addition to world health organizations. Ultimately, it is each member's responsibility to follow to these guidelines.</p> <p>Tennis and Pickleball:</p> <ul style="list-style-type: none"> • Reservations for up to two hours will be resumed. • Arrive no more than 5 minutes before your reserved time. • Bring your own water bottle. • Bring disinfectant wipes and wipe down all surfaces/equipment you touch with your hands after playing. If a ball comes on your court from an adjoining court, roll it back with your racquet. • Consider wearing wrist bands and a headband to help avoid touching your eyes and face. • Open play time for pickleball is still suspended until further notice. • Leave the court as soon as possible when your reserved time is up. • Wash or sanitize your hands thoroughly after leaving the court.
Myles	Schulberg	It is suggested that the tall pink-topped grass in the median at the former main HL entrance off of Bluffton Parkway be trimmed down. The grass at present height blocks the view of an incoming vehicle from a vehicle exiting HL en route to Benton House or Hampton Lake One. There is a risk of the vehicles colliding in the rotary. Thank you.	11/29/20	Thank you for the observation, the landscape crew will look into the situation and make necessary changes to ensure driving conditions remain safe.
Jim	Biggs	At the recent Board Meeting, the increase in budget for landscaping was mentioned. Since many have commented about the lack of landscaping around the new gate and entry road, is any of this funding intended to improve the look of this area?	11/29/20	We have about \$10,000 in the budget for additional landscaping at the Flatwater Creek gate. Improvements will be made over several years. When making comparisons, please keep in mind our other gate's landscaping has 14 years of growth and maturity, plus it benefitted from existing hardwoods.
Judy	Yox	Hi, I noticed that there is no longer a way to see the previous questions asked on the Lakeviews. I always appreciated being able to look back at past questions as it seems like I could usually find the answers to things I was wondering myself. I will also admit that I don't always look at the lakeview area and so being able to "look back" was beneficial. Why was this discontinued? If it is still available, how do I access the previously asked and answered questions. Thanks so much. Judy Yox	11/29/20	A searchable archive of published LakeViews questions and answers appears on the Welcome page of the HLCA website. This archive is updated quarterly.

Diane	Hoyt	I haven't seen an answer in Lake Views to my previously submitted question, so I was hoping it might get consideration this week. During the last board meeting, Bryan mentioned that indoor dining at Bill's averages 4-5 reservations per night. To improve the budget and member services, could we now consider walk-in service while still maintaining existing COVID safety practices? We might capture diners who have not made advance plans but would like to stop in for dining, much like they would do when dining in town. Thanks for your consideration.	12/6/20	In order to schedule and maintain appropriate staffing levels for both lunch and dinner, reservations are recommended. We have been accommodating walk-in diners during both time frames when possible. However, seating and availability cannot be guaranteed for walk-in diners.
Jim	Hoyt	Who is responsible for the day-to-day physical monitoring of construction rule compliance by builders on their job sites? We've seen several job sites with trash left that gets blown into residents' yards and at times into the lake. We've also seen construction vehicles left overnight at job sites, and outside lighting left on overnight at homes under construction. Thanks for answering.	12/6/20	Our Architectural Review Board along with our Gatehouse personnel are responsible for conducting compliance inspections. Members should contact the gatehouse and/or management of any concerns immediately.
Larry	Taylor	The wavy pink grass at the old front entrance is fine. It looks the best in the winter when it is pink and waves in the breeze. It does not block line of sight out onto the roadway. Please do not cut back or only cut done back towards the intersection.	12/6/20	The community association will look for ways to balance the landscape designs while ensuring all types of vehicles have good visibility. Safety will always be the top priority.
Mary Ann	Bell	With 2 entrances now if we call in a gate pass will that pass be communicated to both entrances or do we need to tell "guest" which entrance to use. Also are there 2 different phone numbers ? Thank you	12/6/20	The current gatehouse number, 843.836.7490, rings at both gates simultaneously. Any guest pass called in will be available at either the Flat Creek Drive or Hampton Lake Drive Gate.
Wallace	Corley	I have noticed a strong sulfur smell in early morning. Is this coming from the Lake ? Any knowledge you can share will be appreciated. Thanks	12/13/20	We are unaware of any other reports of an odor. In the future, please notify management of any such occurrence immediately and include details such as time and location, etc. Providing this information to us will aid in our investigation of the matter.

Robin	Mastley	Why are there 13 full time and 8 part time restaurant staff since the majority of the meals are curbside and it has been stated that we are not reaching capacity with reservations. Also the survey quoted for the restaurant was Sept 2019. Can we put another one out and and get current data? While I understand the not for profit idea, a month of member dues used to subsidize a restaurant a lot of residents don't use should be addressed.	12/13/20	The staff includes back of house, which includes the kitchen staff, including the chef, food preparation, dishwasher, etc., as well as front of house, which includes servers, order taking, bar, and restaurant supervision. While we are not seeing comparable business for inside dining as we have in the past, we have extended days and hours for curbside pickup. The use of these staff members with our current operations is warranted given the volume of curbside pickup. As a result, the associated revenues are very close to the 2020 budget. The amenity package (including Backwater Bill's, the fitness center and the lake) is an integral part of the community. There are associated costs with these amenities and not all owners choose to utilize every aspect of the community. Most members do see the value in Backwater Bills, the Fitness Center and other amenities and the added property values they bring. Member surveys are conducted every two years.
Julian	Buick	Will the banks on the sides of the new pool by Crystal Lake have any kind of retaining system to prevent them from getting washed out every time it rains? The banks are quite steep and it appears that the current situation is inadequate. Eventually the sand will washout to the extent that the concrete will crack and the structural integrity of the pool will be compromised. It seems like a retaining wall may have been the way to go, as opposed to planting ground cover vegetation in sand and covering it in pinestraw. Is the plan to just backfill the washout with new sand every time it happens? as has been happening recently, or will there be a more permanent solution, prior to the transfer from Reed Group to the HOA? It could become a costly ongoing maintenance expense if it is not addressed now. Thanks.	12/13/20	The developer has installed a drainage system around the Parkside Amenity pool, which is in place to collect water and prevent a washout of the sand around the pool area. If further bank stability is required, appropriate steps will be taken.
John	Pedigo	Dear Board, Seasons Greetings to you all. Although relatively new to the development, I've noticed that our sidewalks intermittently cross from one side of the street to the other. I've also noticed that occasionally walkers are distracted by something and step into the roadway assuming the approaching vehicle sees them, particularly at dusk. Would it be possible to highlight these crossings , i.e. a white stripe on the gutter or street edge at the sidewalk/road connection, so that drivers would be more alert to watch for a pedestrian crossing?	12/13/20	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. Members are encouraged to be cautious when crossing where it is hard to see oncoming traffic. Pedestrians must be mindful of exactly where they cross to ensure that have a safe view of both directions when crossing.

Thomas	Beck	OK, not finished yet but I suggest a yellow safety strip (safety tape) be installed on the concrete on the southwest side of the mailboxes near the roundabout. The new parking area adjoining the mailboxes with 2 handicapped parking space. Between these two spaces , a cutout makes an easy access to a ramp up to the mailboxes. It is at the top, the flat concrete where the problem will be. It's only a 4 inch step down, but difficult to see. Happened to me yesterday and another man this afternoon. I think a bright yellow (possibly reflective) safety tape along the flat top edge would be a huge benefit for handicapped people. The tape won't prevent an eventual accident, but I believe it can help. It's about 20 feet that needs a strip of warning tape. Any question, I'll be happy to show you.	12/13/20	The safety concern has been sent to our maintenance technician and will be remedied soon.
Bruce	Dornseif	<p>To my great disappointment and chagrin, I understand that our current Fitness Center Director, Gemilee Marquez will be resigning that position at the end of December to pursue a more lucrative opportunity at a local area fitness center. In the past 3 years, 3 Directors have come and gone: Jason Alexiou, Kevin Felton, and Gemilee Marquez. The loss of Kevin was especially disappointing and frustrating, as Kevin is both an extraordinary trainer and instructor, and was well liked by most Hampton Lake members who frequent the Fitness Center. Similarly, Gemilee is an excellent trainer with a sparkling personality and a great attitude.</p> <p>I realize that a replacement for Gemilee has already been hired, but am wondering if this current cycle of having to hire a new Fitness Center Director every 18 months, or so, will be allowed to continue, or, Hampton Lake will make a better effort to retain those staff / contractors who demonstrate outstanding performance and ability?</p>	1/3/21	According to multiple industry sources, including certification agencies and fitness industry trade associations, turnover among personal trainers is estimated at 80-90%. Although there are many contributors to the high turnover in the industry overall, the personal trainers that have worked at Hampton Lake have left to either start their own business or work in a facility that can offer a greater number of clients.
Virginia	Murray	HL management did not apply for funds available through the Paycheck Protection Program last March. I recall that management decided the HOA was not eligible for these funds, however a dozen other private communities did receive payroll relief up to a million dollars as reported in the Packet. How were those communities different from HL? This program is again available to small businesses through Covid relief bill. My questions are what legal or financial opinion was relied on to conclude the HOA was not eligible for these funds last time and does management plan on applying for these forgivable loans this time? In light of the fact that HL commendably did not lay off any employees although our amenities and revenue were decreased, the funds would have been a nice cushion to the operating budget, perhaps avoiding the HOA dues increase.	1/10/21	Homeowners' associations (HOAs) are not eligible for the PPP loan, currently. This has been verified with CAI attorneys and our state legislators. If you have heard that another community received PPP funds, it may be a community that is managed by an outside property management firm and the property management firm may have been the recipient of the loan. Contractors who provide services for HOAs, such as our security firm and the operators of the fitness center, are eligible for PPP loans and can use those funds to help pay employees. HLCA has not had to furlough any employees, as most were considered essential. We also enabled many to work from home and/or perform tasks other than their regular work, such as managing pool reservations. If our legislators allow HOAs to participate in the future, HLCA will be prepared to apply.

Tom	Thomas	Why are children under 16 not allowed in the fitness center even when they are accompanied by an adult? My children and many others are in athletics and would benefit from using the gym. It is very unfair and puzzling why this age restriction is accepted. I feel this issue should be placed to a vote given the neighborhoods growing population of young families.	1/10/21	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.
Gary	Shepherd	My question regards mailbox replacement. On Anchor Bay, some 6 or 8 boxes have been replaced, but some newer and some older ones have not. Is this street finished? What is the protocol for choosing which are replaced? Who makes that call? Thanks.	1/10/21	The ARB is responsible for determining and scheduling which mailboxes are replaced per street based on a set list of qualifications. The next streets for mailbox replacements are listed below. The following streets and time schedule are subject to change based on weather and other priorities. <ul style="list-style-type: none"> • Palmetto Cove – Estimated Start Date mid-week 1/12/21 • Balsam Bay – Estimated Start, week of 1/21/21 • Lakewood Court – Estimated Start, week of 2/10/21 • Grassy Cove – Estimated Start, week of 2/10/21
Kevin	Claffy	Hargray is (was) offering a special community pricing for Hampton Lake. This is discussed in the latest Hampton Lake Member Packet dated 9-19-2020 which suggests that this pricing agreement was reached with the Hampton Lake Board of Directors and Property Manager. I had been receiving this discount to date, but it recently ended and when I called Hargray Special Projects office directly, the office indicated that the pricing agreement is only good for 1-year. The terms of this agreement are not mentioned in the Hampton Lake Member Packet so wanted to ask if in fact this is consistent with the expected terms of the pricing agreement?	1/10/21	The Hampton Lake agreement with Hargray was contracted for 5 years beginning Sept. 2019. If you have difficulties with your Hargray rate, including not being able to locate the designated promotion credit, please contact: Grace Kurtz Manager, Community & Developer Relations HARGRAY Grace.Kurtz@htc.hargray.com
Brenda	Fahey	Two questions/requests 1. Once again, I am asking for a sidewalk to be installed on Pine Shadow. This continues to be a dangerous road for pedestrians. The volume of traffic with the new entrance, has increased dramatically. The curves in the road and sun glare in the afternoon add to this danger. 2. Can a dog waste station be installed by the mailboxes located on Flatwater Drive near Flat Creek entrance? The closest stations are a great distance away.	1/17/21	1. The Hampton Lake master plan does not include a sidewalk on Pine Shadow Court and there are no current plans to add a sidewalk at this time. Now that the western section of Flatwater Drive is open, directional signs are in place to route traffic away from Pine Shadow. Pedestrians are encouraged to use the sidewalk on Lake Bluff Drive as an alternative to Pine Shadow Ct. 2. Additional dog waste station are in progress for the remainder of the community. The only definite location of a new station is near Bridgeside Park, other locations have not been determined. .

Joe	Franklin	In this weeks update, I learned that guests will not be able to enter the Hampton Lake Drive entrance on Sundays. Do I understand this correctly? Sunday is a busy day for guests, that seems somewhat punitive and unreasonable for those who live close to this gate, who's guests have been able to access this gate 24-7. I had assumed it would move to 12 hrs for 7 days, but it appears to be 12 hrs for 6 days instead. I find this to be unsatisfactory. Also, this would force guests to use the new gate on Sundays to access Backwater Bills, which is much harder to navigate.	1/17/21	When determining the hours of operations, multiple factors were taken into consideration, including budgetary, safety and convenience. It was determined that the additional labor costs to provide Sunday staffing was not warranted. The Hampton Lake Drive gate will be staffed Monday through Saturday from 7am to 7pm. All other times, including all day Sunday, the gate will only be operational for members who have the RFID barcode decal. Guests who wish to enter the community on Sundays will be able to use the Flat Creek Drive gate. There are directional signs guiding guests to Backwater Bill's after their entrance through the Flat Creek Drive gate, in addition to directions to your guests' destination on the back of their dashboard pass. The Flat Creek Drive gate will be available to guests 24/7. For convenience, all gates have been exit enabled, including vehicles without RFID barcode decals.
Karen	Couser	Since the original gate will be closed at times to visitors, will there be signage from the new gate directing people to the amenity center? Getting from the new gate to the original phases in Hampton Lake is very confusing for visitors.	1/17/21	Currently there are directional signs in place at the stop sign immediately following the Flat Creek Drive gate, directing visitors and guests to Backwater Bill's. Directions to their destination will be provided on the back of the dash pass, depending on the gate your guest enters.
Louisa	Coughlan	Love the new amenities center. I am wondering if there will be a paved pathway from the new parking lot to the pickleball court/children's play area. Right now people cut across the grass but I am in a wheelchair and have to go down to the mailboxes, up the track to get over to the pickleball courts safely. Will there be a path in front to the barn when it is complete? Second, will there be a drinking fountain that is not behind a locked gate? I see two at the barn and swimming pool but none for those walking the track, playing at the swings or pickleball users. Hoping to stay hydrated without having to jump a fence. (See wheelchair user mention earlier)	1/17/21	Currently, there is a pathway to access to the sports courts by walking between the pool house and the party barn. There are no plans to add additional water fountains. Those that are installed are very accessible from the sports courts and playground. We don't anticipate locking the gates during daylight hours once the complex is handed over to the community association. The gates remain locked at this time as the buildings have not been given the appropriate CO for members and guests to access the buildings.
Al	Rudnickas	Will a community events bulletin board, similar to the one at the old entrance, be installed at the new main entrance (or will the current sign be relocated)?	1/17/21	A new marquee, similar to that at the Hampton Lake Drive Gate, will be installed at the Flat Creek Drive Gate in the future.

ERIC	POULSEN	What is security protocol if someone enters the property without a pass? le runs the gate house.	1/17/21	If an unauthorized vehicle were to get past the gate, a guard would follow them, escort them off the property and issue the appropriate fines. We appreciate owners being on the lookout for vehicles gaining access by following cars through the Old Miller Gate. If this happens, please contact security immediately. Inform the guard that someone is behind you and you cannot see if they have a decal. In any case, when you cannot definitively see that the vehicle behind you has the appropriate decal, stop once you are through the gate until it closes, or call security with a vehicle description and the direction the vehicle turns onto Hampton Lake Drive. Do not confront the driver. If the driver has the proper authorization, he or she should understand the need to prevent unauthorized entry.
Carmel	Fauci	Completely agree with Karen. I drove in from Ct after dark & used the new gate. Drove around for almost an hour, asked 3 people, just to find my house. More signs to Backwater Bills or the Amenities Center, would have made it much easier.	1/25/21	Currently there are directional signs in place at the stop sign immediately following the Flat Creek Drive gate, directing visitors and guests to Backwater Bill's. Directions to their destination will be provided on the back of the dash pass, depending on the gate your guest enters. Members with an RFID tag may use the Hampton Lake Drive gate 24/7 seven days a week.
Steve	White	For the past few days, I've woken to the strong smell of gas outside our condo mostly in the morning. I called our supplier, Palmetto Gas, and the response was "I've received hundreds of calls from Hampton Lake about the same thing. I live near Hampton Lake and I've smelled it in my yard. Marsh Gas". Internet inquiries seem to suggest that marsh gas is not innocuous. Any thoughts or suggestions?	1/25/21	It is good to hear that Palmetto Gas doesn't feel this odor is something to be concerned about and that they attribute it to marsh gas. The term marsh gas is sometimes used to refer to methane, which can be toxic when found in manholes or confined spaces. But here in the Low Country our marshes are part of the natural habitat. The odor from the local marshes is caused by the breakdown of organic matter and is not harmful. To learn more, click this link to visit a site hosted by the US Chamber of Commerce's National Oceanic & Atmospheric Administration.
Gayle	Olszyk	Now that construction on the barn and second pool is essentially complete, can you talk about the plans for the mobile bathroom located next to the mail kiosk?	1/31/21	The temporary restrooms located near the mail kiosk are owned by the developer. They are scheduled to be removed once all facilities are fully functional.
Lynn	Oberg	It is really confusing as to the speed limit on the new roads into Hampton Lake. It is 20 near the gatehouse. Why is it not posted along the roads between the gatehouse and Crystal Lake. If Hampton Lake Drive in most sections is 30mph why shouldn't the new roads be 30? It would be so much simpler if the whole neighborhood was 25.	1/31/21	As the sign at the entrance says, the speed limit in Hampton Lake is 20 mph, unless otherwise posted. 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. Likewise, most of the side streets are curved and somewhat narrow, and a speed greater than 20 mph would be unsafe. Areas where there is limited visibility due to curves also require the lower speed limit. As such, raising the speed limit in these areas to 25 mph would create safety concerns. A significant portion of Hampton Lake Drive can support a speed limit of 30 mph, therefore the higher speed limit is permitted there. There is little evidence that having one consistent speed limit offers any advantages. Reports from the Federal Highway Administration and other entities that study and monitor traffic safety recommend variations in speed limits 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: http://safety.fhwa.dot.gov/speedmgt/ref_mats/fhwasa12004/fhwasa12004.pdf . 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.
Frank	Sutton	Consider adding a sign at the new gate near the arm to indicate which lane yields to the other as communities with similar set ups have done. A little inattention in either lane is an "accident looking for a place to happen".	2.7.21	We are in the process of evaluating the signage needed at the Flat Creek Gate. This will include safety and directional signs as deemed necessary.
paul	golden	Now that the last section of the lake has been opened, how many linear miles of waterfront, including all coves and channels, do we have at Hampton Lake? Paul Golden	2.7.21	There are +/- 250 acres of main lake, and +/- 13 miles of water's edge at Hampton Lake.
RICHARD	EVANS	I've been told by residents & security that cars & trucks not in driveways are not allowed to park on curves. I can't find anything in member/ARB rules. I've reported dangerous pkg to security several times. Sometimes they follow up & other times they do nothing. I stopped at the HL Dr gate & specifically asked the guard if there was a rule. He said he wasn't aware that there was one for construction or lawn care trucks other than they are supposed to have cones in front and behind their vehicles where they park on the street. Some do this, others don't. Very few only park on straight stretches & it is very dangerous. Practically everyone of us has had a close call over the past 3 years at the first curve after the guard gate on HL Dr in front of the house that's been under construction. Now on Fording Ct there are 2 houses being built on the curve before the Arbors across the st from each other. Trucks park on both sides of that curve. We need a firm rule and Security policing it.	2.7.21	In the case of new construction, it is usually impossible for all the trucks involved at any one time to park on the property. As a result, with all the new construction still going on in Hampton Lake, it is not feasible at this time, to prohibit trucks from parking in the street. Currently our policy is to not allow more than four vehicles in a row without leaving a place for vehicles to move back into their lane when passing. That would mean four single vehicles or two trucks with trailers. Trucks are not allowed to be parked on both sides of the street. If members observe trucks parked in a manner that creates a safety hazard, members should call the gatehouse team.

Mark	Nagel	<p>Is anyone dissatisfied with the new entrance on Flat Creek Drive? We use this exit daily. For a community the size and quality of HL, the entrance does not compare well with entrances of other communities (e.g. Hampton Hall) or even our own other entrance.</p> <p>My wife and I find it lacking architectural interest (from a landscape perspective) and it has a design flaw. When exiting just past the gate there is a severe jog to the left the driver has to make in order to stay on the Flat Creek Dr. This could be a hazard.</p> <p>One suggestion would be to widen Flat Creek Drive on the short section between Parklands and Bluffton Parkway and a center island in the road be installed with trees & shrubs. This would make both lanes on Flat Creek Drive straight and an island with plants and trees would look very nice.</p> <p>While we realize that the plants there are young, and as they mature they will improve the aesthetics of the area, are there any plans to make improvements, particularly to the road?</p>	2.7.21	<p>We have \$10,000 in the 2021 budget for additional landscaping at the Flatwater Creek gate. Improvements will be made in subsequent years. When making comparisons, please keep in mind our other gate's landscaping has 14 years of growth and maturity, plus it benefitted from existing hardwoods. Currently there are no plans for road improvements. The road was built according to town plans.</p>
Chris	Trezza	<p>As a resident of almost 5 years, living near the HLDrive formally "Main Gate", I am distressed that the main gate status has been moved to phase 3, with no consideration or input. Why this was done is a mystery to me but having been done there is now an issue with the after hours and Sunday entry for visitors or delivery (such as food services). To have them use the Flatwater Gate is awkward. There should be a way for these guests to communicate with the new gate (a call button perhaps) to allow entry, with the residents approval, through the HLDrive gate for those of us living in phase 1 or 2. Expecting visitors to drive all around the community is inconvenient and absurd. I have been to many other gated communities that have solved this with a call button. Has this issue even ever been discussed? I am sure, if asked, those living closer to HLDrive Gate would concur, the new system is flawed and needs to be a topic of discussion and hopefully solved.</p>	2.7.21	<p>The decision to reduce staffing hours at the HL Drive gate goes back to budget development in 3Q 2018 and has not changed since then. However, the timing for this change has been delayed about 19 months for several different reasons. While this decision responded to owner complaints/concerns with gate backups and construction traffic, the overriding factor was budgetary considerations. The decision makers weighed the cost benefits of 24/7 staffing both gates vs. the inconvenience of one-way entry for guests and it was determined the extra costs were not warranted at this time. The reduced gate staffing plan was carefully thought out for the benefit of the entire community. This includes the decision for all of the exit gates to become available to all traffic 24/7 (i.e. for members, guests & contractors). The decision to have both gates staffed only during "construction hours" was to reduce gate traffic backups and reduce construction traffic on our roads by providing a shorter route from the gate to their construction site. The idea is to have all construction type traffic get to their destination as expeditiously as possible for safety purposes and to prevent premature road/bridge repairs. We assumed owners were fully aware "construction hours" were 7 am to 7 pm, Monday to Saturday, as this has always been the case and is covered in HLCA Rules & Regulations for community access. Most gated communities in the area only have one access point into the community for guests, some with much further distances to travel.</p>

Laurie	Gerber	<p>What is the policy regarding overnight parking in community parking lots (e.g. at the amenities centers)? I have noticed that at least one car has been parking overnight by Crystal Lake for weeks. Is it acceptable for homeowners or their guests to use these parking areas overnight or long term?</p>	2.15.21	<p>Overnight parking at either of the amenity centers is prohibited unless prior approval from HL Management has been given. Permanent parking in any common area parking lot is strictly prohibited. Please notify our gatehouse team if you notice any suspicious activity on common grounds. Please see rule number 11.1.1 below from the HLCA Rules and Regulations.</p> <p>11.1.1 Please park cars and golf carts in designated parking places. Members and guests are not permitted to park vehicles of any type, including golf carts, on the circle at Lakeside at any time, except briefly for loading and unloading materials and dropping off individuals with mobility problems. The General Manager shall also enforce parking limitations in other common areas, including but not limited to the general parking areas. These parking policies will be enforced at all times.</p>
Ann	Sandve	<p>I would like to understand the rationale to move the "main" gate to the other entrance. Many seem to be surprised by this change. How did this change occur and how was it communicated?</p> <p>Here are a few issues that I see as potential problems: 1) The "new" main gate entrance isn't attractive. Do we now need to spend money to get it "up to standards"? How much will this cost and is this in the budget? 2) There is plenty of room for a line of traffic at the "old" HL gate. The "new" main gate could pose issues as traffic could end up on the highway. If there are accidents due to this back-up, is HL liable?</p> <p>A related question regarding safety: Are cameras installed at each entrance in case bikes, "hitchhiking cars", etc. come through the gates when they aren't monitored by people?</p> <p>Thank you for your responses!</p>	2.15.21	<p>The decision to reduce staffing hours at the HL Drive gate goes back to budget development in 3Q 2018 and has not changed since then. However, the timing for this change has been delayed about 19 months for several different reasons. While this decision responded to owner complaints/concerns with gate backups and construction traffic, the overriding factor was budgetary considerations. The decision makers weighed the cost benefits of 24/7 staffing both gates vs. the inconvenience of one-way entry for guests and it was determined the extra costs were not warranted at this time. The reduced gate staffing plan was carefully thought out for the benefit of the entire community. This includes the decision for all of the exit gates to become available to all traffic 24/7 (i.e. for members, guests & contractors). The decision to have both gates staffed only during "construction hours" was to reduce gate traffic backups and reduce construction traffic on our roads by providing a shorter route from the gate to their construction site. The idea is to have all construction type traffic get to their destination as expeditiously as possible for safety purposes and to prevent premature road/bridge repairs. This was communicated to members several times, including the Board of Directors meeting on November 13, 2018 and again at the meeting on December 17, 2019.</p> <p>1. We have \$10,000 in the 2021 budget for additional landscaping at the Flatwater Creek gate. Improvements may be made in subsequent years. When making comparisons, please keep in mind our other gate's landscaping has 14 years of growth and maturity, plus it benefitted from existing hardwoods.</p> <p>2. Hampton Lake's 'piggy backing' policy is one in which we rely on owners to aid in the prevention and notification of vehicles following through the automated gates without proper credentials. We ask for owners to be on the lookout for these types of infractions at the Old Miller Gate and now the HL Drive Gate. If you notice anyone tailgating through without the current colored decal, please notify Hampton Lake Security, 843-836-7490. Information such as description of the car and direction of travel is helpful. In any case, when you cannot definitively see that the vehicle behind you has the appropriate sticker, stop once you are through the gate until it closes. Do not confront the other driver. If the driver has the proper authorization, he or she should understand the need to prevent unauthorized entry. Currently, there are cameras at the gates which monitor car traffic, but do not show bicycle or pedestrian traffic. It is important that you notify the gatehouse if you notice any suspicious activity or violations to our policy above. We are in the process of adding additional signage to inform drivers of the necessary credentials needed and operational times to aid in preventing this type of activity.</p>

				3. All persons are responsible for driving with caution, following the rules of the road and their own actions while operating a motorized vehicle.
Jack	Horowitz	I have heard that once turnover is completed, that some current employees have been given extensions on their contracts to continue after we, the residents, have taken a majority role on the BOD. I am asking if this is simply a rumor floating around or if there are any facts to substantiate this?	2.15.21	Hampton Lake has contracts with several contractors who provide services and/or workers. Examples include the fitness center, security, lake maintenance, servicing the pool, and the landscapers. These contracts have various termination dates, typically at the end of a calendar year. Our landscape contract, for example, is a five year contract that runs through the end of 2021. All of our service contracts are between the community association (not the developer) and the contractor. Each contract will be evaluated before the end of its termination period to determine if a new contract will be established with the same contractor, or if it will be awarded to another contractor. When appropriate, contracts will be put out to bid. Transitioning to owner control does not terminate our contracts, therefore no extensions have been needed or granted. The rest of the employees at Hampton Lake, including the management team, Backwater Bill's, the Tackle Box, the accounting office, and the ARB, are employees of Hampton Lake and do not have contracts.
Debra	Houston	As a relatively new resident of Hampton Lake, I would like to have a better understanding of the overall governance. I know we have a Board of Directors and after listening to some of the 'Ask the Candidates' sessions, I've heard of other organizations/committees and I'm unclear as to how they all fit together. What is Hampton Lake Management Corporation and how does it fit in with our BoD? What Advisory Committees exist and what are their roles? What other committees are there and how do they fit into the overall picture? I've looked at myHamptonLake.com, but don't see a document that clearly shows the overall governance and connection of the various committees.	2.22.21	It is true that there is no one single document that answers all of these questions. The Lake Maintenance Corporation owns the portion of the lake in phase 1 & 2 and will soon own the lake expansion into the Sandhill tract, which is currently owned by HL Development LLC. How it all works is contained in the "Covenant for Joint Use and Maintenance at Hampton Lake". All of HL property owners are subject to this covenant. A copy of it can be found on the HLCA web site under the BOD Governing Documents tab. LMC is responsible for dredging and maintenance of the spillways, weirs, and the fishery. The Owner Directors plan to cover this topic in the March "In the Know" column that will be published in the March 7th Community Update. Governance of Hampton Lake Community Association (HLCA) is established through the Community Charter & Bylaws. Article 3.16 of the Bylaws grants the Board of Directors the power to administer the Community Associations affairs, perform the Community Association's responsibilities and exercise the Community Association's rights as set forth in the governing documents and as provided by law. Article 6.1 of the Bylaws grants the Board of Directors the authority to appoint committees as it deems appropriate. Certain Committees, such as the Nominating Committee and the Property Transfer Committee, are specifically proscribed in the governing documents. Article 3.4(a) requires the Nominating Committee to make nominations for placement on the ballot for Board member elections. Chapter 17.2 (a) of the Charter requires the appointment of a Property Transfer Committee. The Property Transfer Committee is responsible for conducting inspections and producing a report prior to property being turnover from the developer to the Community Association. The Board of Advisors oversees three committees, Food & Beverage & Events, Grounds & Facilities, and Fitness & recreation. To learn more about the committees currently serving at Hampton Lake, complete descriptions of the committees' roles and responsibilities can be found on the Governing Documents tab of the HLCA.

				<p>For the Compliance Committee, see BoD Resolution 5</p> <p>For the Covenants Committee, see BoD Resolution 6</p> <p>For the Nominating Committee, see BoD Resolution 8</p> <p>For the Financial Review Committee, see BoD Resolution 15</p> <p>For the Board of Advisors, see BoD Resolution 16</p>
walter	perkowski	<p>What changes, if any are planned for pool use this upcoming season? The reservation system used last year was really not very accomodating. members could book multiple slots and just not show up thus blocking others from use. even if they cancelled the morning of, a one day in advance reservation policy did not open up the slot.</p> <p>With two pools this year, I'm hoping an online system is in the works to better manage member use. If members book but dont show that slot should open up very quickly for use.</p> <p>I'm sure you have the data on reservations versus actual use</p> <p>(check ins) to view that.</p> <p>This should save man hours for HL employees who were manually accepting emails and creating check in lists every day.</p> <p>thank you</p>	2.22.21	<p>Various reservation systems were explored last season and we were not successful in finding something that will integrate with the Jonas system. We will be exploring alternative ways to take pool reservations if this season warrants that. The protocol used last year was necessary to enable the staff to verify memberships, this would also be a required capability for any system going forward.</p>
Dan	Sheehy	<p>I see from my current Hargray bill that our community discount on Internet service will expire on 4/21/21. The twenty dollar per month discount we currently enjoy will end.</p> <p>Was there a timeframe for this agreement or does the agreement end at Hargray's discretion? Thanks.</p>	2.22.21	<p>The Hampton Lake agreement with Hargray was contracted for 5 years beginning Sept. 2019. If you have difficulties with your Hargray rate, including not being able to locate the designated promotion credit or the expiration date, please contact:</p> <p>Grace Kurtz Manager, Community & Developer Relations HARGRAY</p> <p>Grace.Kurtz@htc.hargray.com</p>

Jarrold	Ison	<p>The decision to reduce staffing hours at the HL Drive gate has quickly become a topic of interest for the community. As previously stated, this decision was made to alleviate gate backups and construction traffic on days where construction is permitted. The inconvenience to members and guests were outweighed by the additional savings and the extra costs were not warranted. While the carefully thought staffing plan accommodates these construction concerns, it does not meet the expectations of many members seeking the additional security of a staffed entrance.</p> <p>Since construction traffic isn't permitted on Sunday's, what would be the additional monthly cost, per household, to staff the HL Drive gate from 10am to 6pm?</p>	2.28.21	<p>The staffing plan was developed to address member needs overall. Both the Hampton Lake Drive gate and the Flat Creek Drive gate are manned during construction hours to alleviate the back-up that members would otherwise experience. Allowing construction traffic to enter either gate allows the construction traffic to be split between the two gates and reduce the construction traffic that members experience throughout the community. The member-only arm at Flat Creek allows quick access for members 24/7 and it is manned 24/7 for members' and guests' convenience. Members can enter either gate with an RFID tag. The cost of having both gates manned 24/7 would be in the range of an additional \$130,000 to \$150,000 per year. The number of guest entries on Sundays is small and the few extra minutes it takes for guests to use the Flat Creek Drive gate does not warrant the additional expense to the entire community.</p>
Tamara	Baum	<p>I was wondering if the developer has plans to finish the landscaping around the original mailbox kiosk on Flatwater? Especially, do they intend to re-sod the old gravel temporary parking lot they created?</p>	2.28.21	<p>We are waiting on several quotes from contractors to address the grading and landscape around the mail kiosk. Based on the contractor's current backlog, we anticipate completion of this project to be mid to late April, subject to weather.</p>
Paul	Manning	<p>We are pleased that the second amenity facilities are nearing completion. However, the playground area is receiving all the runoff from the new paved areas and is flooded with standing water. This site drainage issue must be addressed before transfer. Second, the mail kiosk appears to have slipped off the radar. It has been several months since the parking lot was completed, but the former gravel surface was supposed to be landscaped. Instead it was scraped and created an open unprotected excavation with no storm water protection which allows runoff, sediment, and trash to our sensitive lake system. Further, the need for the out house seems unrelated to picking up your mail. Perhaps the pickle ball players may use it, but it has been terribly unsightly for a long time. Who/when will these issues be addressed. We have pictures that we are happy to provide.</p>	2.28.21	<p>Hampton Lake and the entire Lowcountry has seen higher than normal levels of rain fall over the past few months, including over 7" between the two large rain events last week. Many areas that are dry during normal levels of rain fall are damp currently. During the planning and construction of the amenity barn, a drainage plan was engineered and installed to handle the normal rain fall amounts. We are waiting on several quotes from contractors to address the grading and landscape around the mail kiosk. Based on the contractor's current backlog, we anticipate completion of this project to be mid to late April, subject to weather. Finally, the mobile restrooms were owned by the developer and have since been sold and removed from the community.</p>
Myles	Schulberg	<p>On Sundays when the Hampton Lake Drive (HLD) entrance/exit gates are unstaffed, I see only one RFID Tag Only sign right at the entrance gate and none any further back. On a recent Sunday I was driving into HL to that entrance gate behind an Amazon Prime truck, and not until the truck was at the entrance gate was the RFID Tag Only sign visible to where the truck, and our vehicle, had to back up so the truck could make a u-turn out. I suggest there be an additional sign earlier in the</p>	2.28.21	<p>After the planned allotted time of evaluating the deficiencies with signage at either gate, we have ordered signs deemed necessary. These will aid in informing members and guests of the operations at either gate as well as directing vehicles safely when entering and within the community.</p>

		lead-in to HL together with verbiage on where non-RFID tag vehicles are to enter.		
Ann	Sandve	Hi. I submitted this question a few weeks ago, but didn't feel that my question was answered (or I didn't understand the answer, so I apologize, if that's the case). I would like to understand the rationale for moving the main gate. The answer that was given had to do with budget concerns about staffing both gates. However, what I didn't understand is that these concerns can be met by staffing one gate only, but why move it to the other location? Also, who made this decision and how was it communicated? I continue to see and hear questions about this topic from other residents, so I think it would be helpful for all of us to get additional clarification. Thank you!	3.7.21	In his original vision of Hampton Lake, the Developer always intended for Hampton Lake Drive to be a secondary entrance for members only. His vision was always for the "primary" entrance to have a grand view of the lake as people entered Hampton Lake, particularly for the first time. While it has taken longer than originally planned, the Flat Creek Drive entrance gate is the entrance that finally achieves that goal. Pratt Reed communicated that vision to members when he first announced his plans for the Flat Creek Drive entrance, several years ago. In addition to the Flat Creek entrance's "grand lake view", it was built with a separate member only lane with an automated RFID tag actuated security arm. This feature eliminates delays to member entry due to waiting in line behind non-members and contractors obtaining passes, as many owners have experienced at the Hampton Lake Drive gate. The Hampton Lake Drive gate continues to be staffed during construction hours which are Monday through Saturday 7am to 7pm, which helps reduce construction traffic at both gates and aids in residents/guests gaining entry during construction hours. The budget decision made in 2018 for the 2019 budget was whether or not to staff the Hampton Lake Drive gate during construction hours until such time as construction traffic no longer justified this added expense. Members with RFID tags have 24/7 entry at all three of our gates and everyone can exit 24/7 via all three of the gates. This decision was communicated several times, including the Board of Directors meeting on November 13, 2018 and again at the meeting on December 17, 2019.
Diane	Hoyt	We were informed through the weekly update that BWB's is closed to dining on Friday March 19 for both lunch and dinner, but we were given no explanation. Can you please let us know what is going on to prevent HL owners from using the facility on that day?	3.7.21	The Lakeview Room and Porch is scheduled to host a private function that was contracted in 2019 and scheduled for 2020. Due to COVID-19, the event was required to be rescheduled to 2021. Because the event was for a member, we took extra steps to ensure this event was able to be rescheduled. The event will adhere to all of our current safety protocols. Curbside Pick Up service will be available on Friday, March 19th and we will resume indoor dining on Saturday, March 20th.
George	Spanish	My wife and I came through the Hampton Lake Dr. entrance this afternoon (Sunday) on the sidewalk on bicycles and both gates opened (inbound and outbound) with no vehicle in sight either way. I stopped to watch to make certain I wasn't missing something. Looks to me like there is a malfunction happening at that entrance.	3.15.21	We appreciate owners being on the lookout for suspicious activity within the community. In the future, please report any incidents to our gatehouse team immediately so they can address it in a more timely fashion. The gatehouse team is available by calling 843.836.7490, 24/7.

Kristin	Liskow	<p>What are the plans or ideas for the new Crystal Lake Beer Garten/Barn? When is the garten opening? Furniture delivered?</p> <p>Will there be a questionnaire for suggestions?</p>	3.15.21	We are in the process of obtaining furniture (due in mid-April) and determining an opening date. Currently, we have an ongoing punch list of items that are being addressed. There are also a few remaining projects/modifications that need to be completed before the buildings, pool and beer garden can be operational. Once we have a more accurate timeline and appropriate regulatory licenses and permits, we will publish dates in a community-wide announcement.
Gary	Liskow	As indicated at a prior zoom, the builder stated once the contruction was finished with the new barn, new beach sand and fixing of gaps in the fence would occur before the hand off to prevent animals for getting in. There is wiring and piping exposed in the lake which needs new sand to cover for safety. The sand around the lake needs to be refreshed with new beach sand(not construction sand). What are the specific plans going forward to finish these things before the handoff?	3.15.21	The developer is in the process of inspecting the fence line around the lake and access to any possible gaps that may need to be addressed. They do not have any plans to refresh sand around Crystal Lake currently.
John	Pedigo	<p>Dear ARB,</p> <p>In addition to the freshly paved Flatwater Drive, I have noticed while riding through the development that numerous street blue fire hydrant location reflection markers are missing. Is this something the developer is responsible for correcting prior to the turnover?</p>	3.28.21	HLCA is responsible for rectifying issues of this nature, many replacements were installed over the past couple of weeks.
Craig	Whelden	I've failed miserably at planting flowers that deer don't seem to eat the next day or shortly afterwards -- even when I spray "Deer Off" and take other actions to deter them. I do note, however, a very colorful flower display at the old HL main entrance that deer seem to have no interest in. Other Bluffton gated communities also have wonderful flower filled entrances. Do the deer just know that entrances displays are off limits and the only "authorized" feed is in the residents yards that reside within? What's the "secret sauce?"	3.21.21	There is no doubt that most members would love to know what the "secret sauce" is to keep deer from eating our plants. According to Joy Burke, The Landworks Group does use a liquid fence spray and an organic spread called Deer Scram on most of the community property. However, these do not always work, especially after heavy rain fall. These products tend to work best in a rotation on weekly basis. Some gardeners suspect that the traffic at the gates may be a factor that deters the deer from munching on the flowers, but Joy reports that the deer do in fact eat the flower displays from time to time and that perhaps the frequent replenishment and seasonal changes give the appearance that deer avoid these flowers. Some of the Master Gardeners in our community recommend using a systemic deer repellent in addition to spray. Unlike the spray which washes off easily when it rains, systemics are taken up through the roots of the plant and provide longer protection.
George	Spanish	We live across from the Outpost and see kids with bicycles and occasionally kids on golf carts riding on the Outpost trail. Obviously this is not allowed but there is no signage to indicate it is not allowed. We were at the entrance to the Outpost on Fish Dancer today and an elderly gentleman was about to go on the trail with his bicycle. We informed him that was not allowed. He said he was new here and not aware of that restriction and said he just saw bike riders on the trail. I would like to suggest 2 things. First, signage that indicates the Outpost trail is a walking trail only and no bicycles or golf carts are allowed. Second, I would like to suggest you	3.21.21	We have a bike rack and appropriate signage on order which will be installed to inform members of our rules. As stated in the HLCA Rules and Regulations, 11th Edition, 4.16.10 No motorized vehicles or bicycles are allowed on nature trails. Paved roadways and sidewalks should be used for biking. Bikers must yield to pedestrians when using sidewalks. It is the owner's responsibility to be aware and follow the current rules and regulations in Hampton Lake. If you observe a violation of these or any other rule, you can report the violation by submitting a Violation Form, which can be found on the HLCA website on the ARB page as well as the Security page. Additionally, notifying our gatehouse team will aid in us enforcing the rule.

		add a bike rack at the entrance to the Outpost by the proposed signage. You might also reinforce this in your weekly update. Thank you.		
Myles	Schulberg	I commend HL management for surveying us property owners on the operation of the pool/fitness center/BWB and making decisions based on the survey results. I've suggested time and again that decisions on matters affecting the entire HL be made only after surveying the HL property owners for input, but was told, in essence, that it was too burdensome. The survey in this case and the assessment and issuance of the results and decisions were done quickly and efficiently. I hope surveys of HL property owners on further matters affecting all of HL, before decisions are made, become the norm	3.21.21	We value all owners' comments and perspective. There are times when Management, the elected Board, and member volunteer Committees must make decisions on what is deemed to be in the best interest of everyone. It is not feasible to send a survey out each time a decision is needed. Because these are unprecedented times, it was difficult to understand everyone's comfort level in regards to lifting restrictions on multiple Hampton Lake amenities. Since our goal is to satisfy the needs from all points of view, this was a perfect circumstance that warranted a survey. In addition to this survey, we also sought the guidance from various health organizations and government recommendations, which played a role in our decision making. Thank you for using LakeViews to share your views.
Amanda	Bonilla	Has the Hampton Lake community ever hosted a Blood Drive? If so, is one planned for 2021? If not, who would be the contact to discuss an event? Thank you!	3.21.21	We are in the process of vetting a potential blood drive. Once we have more information we will send out a community wide announcement.
Julian	Buick	When will the Parkside Pool and bar be open? How often will the bar be staffed? Will the pool be heated?	3.28.21	We are in the process of obtaining furniture (due in mid-April) and determining an opening date for the Parkside Amenities. Currently, we have an ongoing punch list of items that are being addressed. There are also a few remaining projects/modifications that need to be completed before the buildings, pool and beer garden can be operational. Once we have a more accurate timeline and appropriate regulatory licenses and permits, we will publish dates in a community-wide announcement which should include the hours of operation. There is not a heating element in the pool at the Parkside amenities, therefore we are unable to heat that pool. We have begun heating the Lakeside pool and will continue to heat it to 80 degrees, weather permitting.
Caitlin	Smith	Are there any plans to clean up Crystal Lake and add more sand? Unfortunately the sandy beach around Crystal Lake has become more of a mud pit with very little sand left and Crystal Lake has become filled with algae. I have also noticed the bubblers have not been working. Please let us know if there are plans to get our Crystal Lake back in good shape. It is not looking good. :(3.28.21	The question was forwarded to the developer (Reed Group, LLC.) to be answered and addressed. Areas of responsibility will be determined as this continues through the property transfer process. Aerators are turned off on all the lakes during the winter months and are scheduled to be turned on Spring through Fall. Crystal Lake is a man-made freshwater lake that is partially spring fed from ground water. Since Crystal Lake is a man-made lake and is not filtered continuously like our swimming pool, we do our best to manage conditions mother nature offers. Mother Nature provides the water in the lake and it supports normal and healthy aquatic growth. Crystal Lake is monitored and tested twice per month (during swim season) by our lake maintenance contractor, Quality Lakes, to ensure

				its safety. Testing of Crystal Lake shows that the water meets or exceeds all DHEC safety standards.
Chuck	Emery	<p>In last week's Lake View, a question was asked about new sand on Crystal Lake. The answer was "They do not have any plans to refresh sand around Crystal Lake currently".</p> <p>It was clearly stated at a Zoom meeting (I think it was the Town Hall, but not sure) by the Developer's rep that white sand around the beach would be added after the barn construction was completed. I've searched the minutes of all last years meetings and can't find anything on it but it was definitely said and heard by many owners.</p> <p>Please explain why the current answer would be different than what was stated at the meeting. The beach needs new sand.</p> <p>Thx,</p> <p>Chuck</p>	3.28.21	<p>The question was forwarded to the developer (Reed Group, LLC.) to be answered and addressed. Areas of responsibility will be determined as this continues through the property transfer process.</p> <p>Aerators are turned off on all the lakes during the winter months and are scheduled to be turned on Spring through Fall. Crystal Lake is a man-made freshwater lake that is partially spring fed from ground water. Since Crystal Lake is a man-made lake and is not filtered continuously like our swimming pool, we do our best to manage conditions mother nature offers. Mother Nature provides the water in the lake and it supports normal and healthy aquatic growth. Crystal Lake is monitored and tested twice per month (during swim season) by our lake maintenance contractor, Quality Lakes, to ensure its safety. Testing of Crystal Lake shows that the water meets or exceeds all DHEC safety standards.</p>
Jola	O'Connor	Do the gates surrounding the pool area by the Lakeside amenity center stay locked when the pool is closed? If so, can you specify the hours the pool area is open? I was out for a run and stopped to use the restrooms by the pool. I was able to get in likely because a gate was left open but for some reason couldn't get out that same gate. All the other gates were locked. There was no one at BWB's and the fitness center doors which have access to the pool area were all locked. It was at 9:30 in the morning during the week.	3.28.21	The pool hours are 7am to dusk, 7 days a week. The gates are scheduled to be open and restrooms available, during that time frame.

Will	Meacham	<p>As we know, last summer the main pool features we not fully operational. The lazy river schedule and start up operation was faulty for weeks and weeks. The splash pad was at first almost entirely non-functional and eventually totally non-functional. Mgt reported parts and service were on order from, I think, the installer in Florida...And it is the members responsibility to pay for repairs. I've questioned why this amenity was turned over to the residents in this long term poor condition.</p> <p>What is current status of all - as opening is imminent?</p> <p>What was the splash pad turnover process and how was conclusion reached?</p> <p>Thanks,</p>	3.28.21	<p>Shrimps Puddle did experience some electrical and mechanical failures with various components this past year. Our maintenance contractor is working on items within his capabilities. The headquarters for Water Odyssey is located in Texas with offices in NC and FL. Procuring replacement parts have been delayed due to COVID related manufacturing delays as well as the recent ice storms in Texas. We have had the underground plumbing pressure tested, with two lines leaking. Electronic tests are ongoing. Our goal now is to get as many of the features in the blue pad area operational for this summer and repair the island section once the parts become available.</p> <p>The property transfer process for Phases 1 and 2 involved amenities that were nine or more years old. The association assumes responsibility for the maintenance and repairs of these items. The declarant would be responsible for any items deemed to be of faulty workmanship or design, which is not the case regarding the splash pad.</p>
Doug	Snelson	<p>My wife and I continue to enjoy being part of the Hampton Lake Community. We are avid lap swimmers. We noticed the Parkside pool in Crystal Lake has 3 lanes. What an amazing opportunity to swim laps! We're excited and appreciative.</p> <p>However, we haven't seen or heard any comments or announcement about lap swimming in that pool. Wouldn't it be so simple just to add, "Lap swim will be available in the Parkside pool from 7-10 AM with no reservation required."</p> <p>Those folks who swim laps will certainly appreciate it and those folks who are thinking about swimming laps might take this opportunity to add some new health benefits for their activities.</p> <p>Respectfully,</p> <p>Doug Snelson</p>	3.28.21	<p>We are in the process of obtaining furniture (due in mid-April) and determining an opening date for the Parkside Amenities. Currently, we have an ongoing punch list of items that are being addressed. There are also a few remaining projects/modifications that need to be completed before the buildings, pool and beer garden can be operational. Once we have a more accurate timeline and appropriate regulatory licenses and permits, we will publish dates in a community-wide announcement which should include the hours of operation.</p> <p>There is not a heating element in the pool at the Parkside amenities, therefore we are unable to heat that pool. We have begun heating the Lakeside pool and will continue to heat it to 80 degrees, weather permitting.</p>
Ed	Pristas	<p>We appreciate being able to use our key card access for non staffed hours again but it may need to be tweaked moving forward, It is my understanding that key card access is from 5am-8am seven days a week. I understand that M-F reservations are in place after 8:30am. There are NO reservations on the weekends. The problem is that Sunday is not staffed until 11am and Saturday not until 9am. The key card system is not letting anyone in after 8am thus there is unavailability on Saturdays from 8-9 and Sundays from 8-11am.</p> <p>The other issue is being able to gain key card access in the evening non staffed hours like before until 10pm. Many people work in this community some work longer/staggered shifts. If we are implementing key card</p>	3.28.21	<p>The fitness center access plan presented is an attempt to address the interests of people who do not want reservations, those who prefer a reservation, and those who want to use their key cards during unstaffed hours. The key card hours are based on the hours that are most popular and the ability to clean and sanitize the Fitness Center. We don't have staff available to clean late at night and the early morning hours have historically had greater usage. Therefore, the staff cleans before they leave so that the fitness center is ready for the 5 am key card access. We will continue to evaluate the Fitness Center hours and will take your suggestions into consideration when we revisit the operational hours at the fitness center.</p>

		<p>access again can the system be reprogramed to accommodate the above discrepancies?</p> <p>Thank You</p>		
Rich	Schaltegger	The first entrance to the walking trails at the outpost from Fish Dancer Court remains flooded for several days after a heavy rain. Is it possible to have some soil added to the trail so it won't flood?	4.4.21	Our BoA will be conducting a Nature Trail assessment in the coming weeks, drainage at the entrance will be a point of emphasis for inspection and recommended improvements.
Tom and Susan	Palmer	Our concern is regarding the berm behind Flatwater Drive. It is an eyesore to residents, potential owners and anyone entering the Flat Creek gate and turning right onto Flatwater. The erosion has formed gulleys and cave-like holes into the hillside. We were told natural grasses would be planted similar to the berm further down Flatwater. Grasses won't stop the erosion that has worsened since we purchased our home. These large areas need to be filled in before the hill collapses. We have video of the runoff from most recent storm. What is the plan and timeline to repair this? Thank you.	4.4.21	The berm mentioned is included in the property owned by the conservancy. Representatives are aware of the issues and are interested in finding resolutions and determining responsibility. This non-profit has also agreed to work with HLCA on installing signage to improve the security of both properties.
Dana	Vankoski	We recently moved in and I have noticed on multiple occasions boys trespassing from Lawton Station ...walking or riding their bikes around or over the berm at the end of the street. I have seen them playing basketball, the biggest concern I have is these boys do pull-ups on our basketball rims. My husband who is a collegiate basketball player said this will degrade our rims even if they are break away rims. Also with the pool opening I can only imagine we will have more trespassing a generic "no trespassing sign" is not enough. We need a fence as a deterrent. We also have a young daughter and I do not feel safe being near the end of a cul-de-sac with such easy access for outsiders since this was sold to us & our neighbors as a "gated community".	4.4.21	As explained at the past Annual Meeting, Hampton Lake is a gated community and as such has one 24/7 manned gate to aid in verifying credentials and issue both guest and contractor passes. We have another 24/7 unmanned gate in which issued RFID tags grant access. We now also have the Hampton Lake Drive gate with a combination of the two. Hampton Lake does not have a perimeter fence surrounding the entire property and never has. HLCA does not own the property associated with the berm at the end of Sand Lapper Court cul-de-sac. With that in mind, we are working with representatives from the conservancy to have posted signs installed and some fences to prevent unauthorized access and wheeled vehicles out of the park. These actions would be beneficial for both properties. Once negotiations have been finalized, plans will be communicated. It is important to notify our gatehouse team immediately when you notice suspicious activity.

Frank	Sutton	Ever thought about making a further restriction/ban on the noise polluting gas powered leaf blowers used by landscaping contractors. At least one routinely uses them on Flatwater before 0800 on Monday's. There are other technological alternatives to this.	4.11.21	This is a project that would require a considerable amount of investigation and a feasibility study to determine cost and performance data You can make a suggestion to the Grounds & Facilities Committee. The committee currently has several high priority projects on their agenda, and they would have to determine whether they feel this is a project they want to undertake. On their own initiative, owners can purchase electric equipment and/or find their own contractors that use electric equipment. Contractors, including landscapers, are permitted to start work at 7 am.
Janet	Spicuzza	A number of residents would like to know when water aerobics will resume. As I understand, the gym paid for our instructor 1 day a week. This has been a very popular activity as there are many who are unable to use the gym facility. As this class attracts many of our senior residents, an option to make people more comfortable would be to show proof of vaccination before attending the class. Thank you.	4.18.21	The Hampton Lake water aerobics scheduled class will resume around the second week of May. Once the exact date is determined, details will be included in the weekly announcements.
Carmen	Manning	We attended the three meetings organized by the nominating committee regarding the upcoming election and candidates. It was disappointing that so few owners attended the meetings, but we do appreciate that links to recordings of the meeting were posted and distributed. We cannot locate those links now either on the eblast or on the website, and hopeful that these can be posted again so that owners can make informed decisions about the election. Thank you!	4.18.21	We have provided the links to the recordings below. Recordings of Meet Your Candidates on February 2nd, 6th and 10th. Topic: Meet Your Candidates - 1 (Part 1) Date: Feb 2, 2021: https://us02web.zoom.us/rec/share/l_EMpaJZvZMZgeRSTUhGUKdhHLnyY4qqM5qzOB42y0fB18QAcdkY9y2JSIJgry38.zDmoWcPoJbJcEODI Passcode: **yx#i79 Topic: Meet Your Candidates - 1 (Part 2) https://us02web.zoom.us/rec/share/DCfwNBnDewfnbs5uP950QuyCKZFs0EoeKN7tHyHKy-_DSc-h4KRpiRhKXx5nPH8H.ytGa6UGVxNViuuEx Passcode: 4=%D^E90 Topic: Meet Your Candidates - Session 2 Date: Feb 6, 2021 https://us02web.zoom.us/rec/share/COElwCOct4_fy1T1P5pfXb72gepCP6wqLHKao3m-QvIhEhZgoLk_0y-CiuV-wpql.4LO8m40QpUnyfQRu Passcode: %k59@%3N Topic: Meet Your Candidates - Session 3 Date: Feb 10, 2021 https://us02web.zoom.us/rec/share/7fllOtGMAICc4Hzl7bGBocvqW85xq9XMW_J2uCu_62vRcgwmy9zPP3R3FJHdJgN4.k8qH519fEljhuf13 Passcode: A+d\$aCh8 Click here for bios of all the candidates. These links will be shared again via the Community Update.

Penny	Perlman	I would like to know when we will be getting back our amenities at the gym: for example towels, coffee and water cooler. Also inquiring about the use of the locker room and sauna, etc. My feeling is that people who may not be comfortable using these amenities will not use them. Thank you.	4.25.21	Currently, we are still following the SCDHEC and CDC recommended practices and are consistently reviewing the guidelines for any changes. With the decline in Covid numbers and vaccinated people, we are steadily moving towards lifting the need for reservations. Once it is deemed safe to do so from these organizations, we will resume all of the above activities.
Marie	Miniter	Hats off to those who designed the new Hampton Lake newsletter! The layout is grat & the photos are wonderful.	4.25.21	Thank you for the positive feedback.
Kim	Johnson	Now that BWBs is open...could you please put the leather chairs and wood table back into the lake view room. The table is getting ruined sitting outdoors and the clutter of furniture in and around the screen porch is very unsightly. Thanks so much!	4.25.21	Due to the constant use and change of layout in the Lakeview Room, those pieces of furniture were often moved to that space on a weekly basis. After moving these pieces many times, it was determined that it would be better if those pieces were left on the Porch for members to use at any given time.

Louisa	Coughlan	Has there been a date scheduled to fix the new front signage? I think it was a month or so ago that the stone structure was hit.	5.2.21	The signage on Bluffton Parkway is not owned by HLCA and is not anticipated to be transferred by the declarant. The declarant is responsible for the repair and has not communicated plans to do so.
Donna	Ranck	Would it be possible to put a bike rack near the basketball court? Kids are leaving bikes on the path that leads from Castaway Dr to the track. Also, a bike was propped against the bench near the court so it couldn't be used. Thanks.	5.2.21	This suggestion has been forwarded to the Fitness & Recreation Committee to review. In order to obtain approval and for this improvement to be considered for entry into our budgetary process, the Fitness and Recreation Committee will conduct a study to determine costs and necessity.
David	Nathaniel	What is the status of the opening of the new pool and barn at crystal lake? When is it going to be open? What bar or food services will be available?	5.2.21	We are currently working on a punch list of items; some of them small warranty issues, others are to meet DHEC's requirements to operate the facility in a way which we feel will be more beneficial for the membership. We have also contracted other modifications to enhance the owner's experience, this includes installation of AV equipment and a structure for rain protection over the Beer Garden. In addition, there are other items that will likely be included in the Property Transfer Committee report. We will open the facility as soon as possible and are currently planning for some time in May. More information will be provided as it becomes available and once appropriate licenses and permits have been obtained.

Jaime	Counsell	I recently moved to One Hampton Lake apartment community and wanted to ask if One Hampton Lake residents are able dine at Backwater Bill's.		Do not answer non-members
Steve	Martin	When will the Flatwater gate entrance sign be repaired?	5.2.21	The signage on Bluffton Parkway is not owned by HLCA and is not anticipated to be transferred by the declarant. The declarant is responsible for the repair and has not communicated plans to do so.
Kathy	Nerney	Thank you for putting up the speed limit signs up. However, I noticed as you enter Flatwater Drive to the left the speed limit is 20 mph, and to the right it's 25 mph. Why the difference?	5.16.21	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. Higher speed limits are permitted where areas of the community can handle the volume of traffic and speed.

Chris	Spiro	Are sailboats allowed on Hampton Lake?	5.16.21	All boats (vessels) must meet the guidelines within Section 6 of HLCA Rules and Regulations. While sailboats are not specifically restricted, the nature of the height of masts and dept of the keep or rudder make them problematic for the height restrictions of our bridges and the depth of the lake. All boats must be approved and registered at the Tackle Box before use.
Jola	O'Connor	Can you please consider adjusting the timer on the waterfall and lazy river so it stays on longer. Shutting it off at 6pm, especially Friday- Sunday when so many members are enjoying the pool, seems too early. Also, when do you anticipate the lights in the pool to be working again?	5.16.21	Beginning May 21 the Lazy River hours will be 11:00am to approximately 7:30pm. The majority of the pool light repairs have been completed, however there is still some electrical work that needs to be addressed on the final three fixtures.
John	Ryan	Irrigation of the tennis courts and overall court maintenance have been an ongoing issue for several weeks. While I'm sure the process is more complicated than it seems, it has gone on too long. I would suggest that upper management get involved and bring this distraction/inconvenience to an end.	5.16.21	Irrigation and court maintenance continues to be a high priority for HL Management. We have made the necessary repairs and replacement of the various components creating irrigation issues and anticipate no further inconveniences. We are in the process of contracting some modifications to address the clay runoff and unsafe conditions from this clay build up on the sidewalks. In the meantime, our maintenance technician and other staff members will be monitoring the problem areas.

Ed	Pristas	<p>Please send out an E-Blast with an update on the Amenities restrictions. The last update was March 13.</p> <p>Especially with the updated CDC recommendations and as we move into the holiday weekend and summer.</p> <p>Pools and guests permitted, fitness center updated key card access and any elimination of the reservations... etc BWB</p>	5.23.21	Updated guidelines appear in the Community Update this week.
Marianne	Lee	<p>Do you really need to add a 6th day for water aerobics? That 8:00 AM class on a Saturday really limits lap swimming time for fitness swimmers. If the demand for the class is that great then I will "stand down". Perhaps you have a plan to accommodate fitness swimmers when the new pool opens. When will that be? Thanks.</p>	5.23.21	<p>Hampton Lake only has one official water aerobics class per week; any other water aerobics activity consists of members getting together on their own.</p> <p>We plan to have dedicated lap swim time periods at the new pool. We are using data from a recent survey as well as recommendations from the Board of Advisors to determine the schedule which will soon be communicated to the community.</p>
Maddie	Wallace	<p>When will the new lap pool be open to use?</p>	5.23.21`	<p>Opening of the new Parkside pool has been contingent on a number of factors, including work that was required to meet all necessary health and safety requirements, which have now been completed, as well as delivery of furniture for the pool deck. We have received round tables and small chairs; however, we are still waiting for the chase lounge chairs to be delivered. They are scheduled towards the end of May or beginning of June. However, we will have the new pool open for the Memorial Day weekend regardless of this delivery date. We plan to have dedicated lap swim time periods at the new pool. We are using data from a recent survey as well as recommendations from the Board of Advisors to determine the schedule which will be communicated to the community.</p>

Barbara	Hege	I am confused about the new speed limits. Can you explain where we have 20, 25 or 30 speed limits. Also when will the signs be updated?	5.23.21	<p>Our Safety and Security work group, primarily comprised of former police professionals from the Grounds and Facilities Committee, were asked to perform an assessment of our speed limits. The group did several drives through the neighborhood under various conditions and provided recommendations. Based on this input and the fact that more homes with driveways being constructed virtually created many more intersections and thus safety concerns, the maximum speed limit throughout Hampton Lake is now 25 MPH. The group also looked at the various easements and common property locations for the new installation of speed limit signs in the new phases. The signs will be installed shortly and once they are installed, there will be a period of adjustment to allow members to get acclimated to the new speed limits.</p> <p>The speed limits are as follows: The maximum speed limit throughout Hampton Lake is now 25 MPH. The speed limit from just prior to the Flatwater Drive traffic circle, past the Parkside Amenity Center, and continuing until the intersection with Hampton Lake Drive remains at 20 MPH. The speed limit on all of Lake Bluff Drive (including sections equipped with sidewalks) remain at 20 MPH due to several curves and driveway density. All other speed limits remain 20 MPH, except for the unique 15 MPH zone on the wooden bridges.</p>
George	Weber	<p>I noticed dry rot of some boards on the walking area of the Lake Bluff Dr. bridge.</p> <p>Are they scheduled for replacement?</p>	5.23.21	The wooden bridge is one of the items that the Property Transfer Committee will be including in their final report.
Lori	Hufford	There are weeds growing in the gutter on the pool side of the fitness center / spa. I am wondering if they are scheduled to be removed? They are unsightly and also interfere with the gutter working properly. If these weeds were growing in a homeowner's gutters, they would be asked to promptly remove them. Please address this issue.	5.30.21	The vegetation in the gutter has been reported and is on the schedule of items our maintenance technician has on his priority list to be rectified.

Al	Rudnickas	A few months ago, LakeViews responded to a question about the lack of a community events board at the new main entrance, saying that a board would be installed shortly. What's the status of that?	6.6.21	The new marquee has been installed at the Flat Creek Drive Gate and will soon include relevant member event information, mirroring the Hampton Lake Drive Gate.
Amy	Morrisette	Hi! The gate at the new entrance is suddenly taking a long time to open when a driver pulls up to it. It's been like this for a few weeks, is there something wrong with it? It's actually faster to not use the gate and to use the visitors lane right now. Thanks!	6.6.21	Our contractor is currently installing cameras at this location and will be making any repairs and adjustments to the sensitivity of the RFID readers activating the members' lane entry arm.
Steve	White	I am increasingly disconcerted about the response time of the RFID sensor at the new gate. It has gone downhill since its inception. We had the same system at Moss Creek for 20 years and it was almost instantaneous. The light takes forever to turn green and invariably you find yourself looking at the guard wondering if she is going to let you in or wondering if the machine will kick in to find the auto code on your window. Can't we get this right?	6.6.21	Our contractor is currently installing cameras at this location and will be making any repairs and adjustments to the sensitivity of the RFID readers activating the members' lane entry arm.

Gabe	Guarente	Now that the weather is warming up, is there an update on when we can expect the shade structures for Pickleball and tennis to be built? Thank you.	6.13.21	Shade structures for the tennis and pickleball courts are slated for an end of June delivery and a construction start date at the beginning of July. The construction time is expected to be 2 weeks per site.
Chuck	Emery	Gator question. Seeing as Crystal Lake is an amenity center with kids playing, lots of folks walking dogs, and lakeside residents not allowed to have yard fences for dog protection, what is the protocol for when a gator appears at the lake? It's happened at least three times that I know of, maybe more. Fortunately, one hasn't gotten into the lake but just leaving them there until they walk themselves out seems to be a disaster in the making. Thx, Chuck	6.13.21	If members see a gator in the area of Crystal Lake, they should immediately call the Tackle Box during business hours and our gatehouse during all other times. Our team will direct the notice to the appropriate contact for response. FYI, our gatehouse team is not trained or experienced in dealing with wildlife. All owners should be mindful and aware we do live in a wildlife habitat that includes gators and snakes. Members should keep a safe distance, avoid contact and NEVER feed any wildlife. While the fence around Crystal Lake has prevented entry by a gator so far, gators are routinely seen in Hampton Lake and our nature preserves, so everyone needs to be careful and remain vigilant.
Philip	Day	Landscaping of the east bank of East Compass Lake (bounded by Fox Path, Lake Bluff and Castaway Drives) has been a concern and point for discussion over the last four years. There have been sporadic steps taken to address homeowner concerns by seeding, adding irrigation, and developing plant beds. Unfortunately, this area is now in a sad state of disrepair. Attempts at growing grass have failed, plants have been cut back and add no aesthetic value, and weeds have taken over the plant beds. This area demands attention. Who is responsible for maintenance; what is the existing maintenance plan; and what steps will taken to not only address these concerns but also enhance landscaping value?	6.13.21	The landscape contractor was servicing this area last week, some dead Muhly Grass plants were removed, appropriate weed herbicides were applied, irrigation clocks were adjusted to try and generate better turf coverage. The plant material in the beds are scheduled to be replaced in the fall. The common area between East Compass Lake and Lake Bluff Dr. is on a list of common areas to get future landscaping upgrades.

Stephen	Robillard	Over the past month it has been advertised that the speed limit in HL is 25 mph maximum throughout the community, yet a number of the 30 mph signs remain. This leads to confusion for the members, guests and security, and creates the opportunity for confrontation. Don't need new signs, simply remove the old ones.	6.13.21	The speed limits are still as posted, 20 mph everywhere (not 25) unless otherwise posted. The communication's intent was to inform residents of the impending changes where 25 mph will become the new maximum speed to some locations, instead of the current 30 mph. The 25 MPH sign production is being finalized and the new signs will be installed soon.
Nanci	Watsky	I am new here and was wondering why the Backwater Bills/Tower bar are not open at least from Tuesday through Sunday. It seems like the pool is busy enough to support this. Thanks	6.13.21	The pool seasons starts to ramp up as the schools are closing for the summer. In the next week or two, we will add additional days and hours for the TB. The plan for F&B operations is to have complimentary hours at the various outlets as not to compete with one another except on the busiest days. When fully operational, the Tower Bar will be open Wednesday through Sunday, the new Beer Garden at Parkside, will operate from Friday through Tuesday.
Craig	Whelden	Many who own lakeside properties have an invasive grass in our back yard. My lawncare company tells me it is 'bahia" grass and that it has its origins from the lake. He says the remedy is spraying more herbicide by the lake management company that maintains the lake. If he's right, can more be done to keep this invasive grass more controlled? Thanks.	6.13.21	The grass you are describing is Torpedo Grass, it is an invasive species and originates on the lake banks. Our lake maintenance contractor aggressively treats it from the lake. Unfortunately, there are no plant specific herbicide available to distinguish it from other turf grasses therefore they do not spray it on turf.

Laurie	Gazzale	<p>If the security staff at Sun City is empowered to issue speeding tickets at \$100 per ticket, is there a reason that we cannot empower our security staff to do the same? The word of mouth effect of the first few tickets would be quite effective in slowing drivers down. What needs to be done to empower our security people?</p>	6.20.21	<p>Our Gatehouse Team does have the authority and is empowered to issue speeding tickets as deemed necessary. All members are required to adhere to the posted speed limits and citations will be issued based on the speed limit posted. The remaining signage throughout Hampton Lake was changed this past week and now reflect the new speed limit of 20 MPH unless otherwise posted with a maximum posted speed limit of 25 MPH where appropriate. A 15 MPH is posted for the wooden bridge.</p> <p>As noted in the Hampton Lake Rules & Regulations 11th Edition in Section 14.7.2, the first offense is a warning. Any offense after this is subject to the traffic and safety fine schedule shown below.</p> <p>HL R&R 14.7.2</p> <p>14.7.2 Listed below are traffic safety guidelines that include violations and fine schedules as enforced by Hampton Lake Security team as part of the community traffic safety program:</p> <p>Offense</p> <p>1st</p> <p>2nd</p> <p>3rd</p> <p>4th</p> <p>Speeding</p> <p>Warning</p> <p>\$75</p> <p>\$500</p> <p>No access/suspended privileges</p> <p>Reckless Driving</p> <p>\$150</p> <p>\$500</p> <p>No access/suspended privileges</p> <p>No access/suspended privileges</p> <p>Parking Violations</p> <p>Warning</p> <p>\$25</p> <p>\$75</p> <p>\$200</p> <p>Failure to Stop At Main Gate</p> <p>Warning</p> <p>\$100</p> <p>\$500</p> <p>No access/suspended privileges</p>
Beth	Magee	<p>I just moved in and love the community. I have been visiting family for a few years and was drawn here. Pools are an important amenity for me.</p> <p>I am first concerned that the adult pool is being neglected and has some health issues. It is not in the same condition it was when I started visiting. The pool itself needs work: there is mold, green algae, decaying grout and chipping tile. The pool area is not being cleaned or cared for and is due for some updating. It is my favorite area, the deepest pool any only place to do any fitness swimming right now. I'd love to see it repaired and cleaned up.</p>	6.20.21	<p>Both pools are maintained by a contracted company on a daily basis; water levels, chemical maintenance and cleaning is performed regularly. In 2019 the adult pool was resurfaced and grout replaced. We have plans to perform routine maintenance in the next couple of weeks. This will include pressure washing and cleaning the deck and cabanas.</p> <p>The pool at Crystal Lake does not have a published open date. The opening of the new pool has been contingent on a number of factors, including work that was required to meet all necessary health and safety requirements, which have now been completed. We are currently waiting on an electrical relay switch, which failed prematurely, to be delivered and installed for the new pool. Once this has been installed, we anticipate the opening of this amenity.</p> <p>We plan to have dedicated lap swim time periods at the new pool. We are using data from a recent survey as well as recommendations from the Board of Advisors to determine the schedule which will be communicated to the community.</p>

		<p>I'd really expected to be able to lap swim. There isn't much pool info in the website. When will the new pool open? I'm also curious why the lap pool was made so shallow?</p> <p>Can we get expanded lap-times at the main pool?</p> <p>Thanks,</p> <p>Beth</p>		
Anthony	Lavista	<p>I live at 168 Flatwater Drive. There is a sign directly across the street from my house that portrays the Parkside Amenities. These amenities are now built. Is there any plan to remove the sign now that everything is completed? I'd would rather not look at the sign. I'd appreciate it if someone could get back to me with an answer.</p>	6.27.21	<p>This question was sent to the developer for a response. The sign has been removed.</p>
Joseph	Sobowicz	<p>I went to the lazy river pool on Friday of this past week. It was a reasonably hot day and by noon it started to become quite packed. I left around 2:30pm and as I was leaving I could see that the parking lot was filled, no spaces left that I could see. What I did see was many vehicles without a Hampton Lake sticker. Why should visitors have preferential parking over homeowners?</p>	6.27.21	<p>Members and their guests have equal opportunity to park vehicles at any of the amenities centers or community association parking areas during operation hours.</p>

Gary	Rieger	We have a lot of bike riders in the community but there is only one bike rack at the pool with spaces for 3-4 bikes and those typically are occupied by kids bikes, unsecured, often just tossed against the rail. I know there is a similar rack near the boat house but there sure seems like there is plenty of space to add capacity for those of us who like to ride and use the amenities. Are there any plans to add racks? Might help with parking issues too.	6.27.21	This suggestion has been forwarded to the Fitness & Recreation Committee to review. This suggestion may be considered for the 2022 budget, along with other priorities and recommendations.
Art	Hansen	I know we have increasing golf cart use at the amenity center. Why don't we paint golf cart lines in the parking spaces that should only be used when there is a golf cart so that one space is not taken up by a golf cart.	7.4.21	This idea has been looked into previously. Golf carts are generally 4' to 4.5' wide and range from 9' to 13' long for multiple passengers. HLCA lakeside parking spaces are 9' wide and 17' long (length of the white stripe). Theoretically, two of the normal 9' carts could fit in our existing spaces if the first one parked on the line and pulled up to the curb and the second one parked on the opposite line and pulled up just slightly overlapping the first cart. Given the precision with which both carts would have to park, there is a strong likelihood of scrapes from parking so close. The other problem will be when a car in an adjacent parking spot parks on the line.
Frederick	James	With the holiday weekend approaching, and parking being so scarce at the amenities during member events would it help to "split mark" spaces to encourage golf cart space sharing?	7.4.21	This idea has been looked into previously. Golf carts are generally 4' to 4.5' wide and range from 9' to 13' long for multiple passengers. HLCA lakeside parking spaces are 9' wide and 17' long (length of the white stripe). Theoretically, two of the normal 9' carts could fit in our existing spaces if the first one parked on the line and pulled up to the curb and the second one parked on the opposite line and pulled up just slightly overlapping the first cart. Given the precision with which both carts would have to park, there is a strong likelihood of scrapes from parking so close. The other problem will be when a car in an adjacent parking spot parks on the line.

Randolph	Allen	<p>Has the board ever considered taking advantage of the beautiful lake view, by adding an outdoor dining area , like Frankie Bones has. Fans, heaters & fresh air, under cover.</p> <p>When I pickup takeout I rarely see anyone dining inside.</p> <p>I think it would pay for itself & it would be a great addition to Backwater Bill's.</p> <p>So in addition to the great food they serve we would enjoy the beautiful outdoor dining.</p> <p>Thanks</p>	7.4.21	The idea has been discussed and may be considered as a Capital Improvement project in the future. Cost analysis, member input and kitchen modifications would also be required.
Bob	Buelow	<p>Can you please provide an update on the clean up of the easement that runs along Sand Lapper Cove? The weeds and underbrush are unsightly and don't match the rest of the community's well-manicured landscaping.</p>	7.4.21	<p>On Sandlapper Cove, our landscapers' current contract includes edging the roadside curbing and mowing the strip of grass between the back of curb to the tree line and where the fire hydrants are located. The area behind the fire hydrants to the fence line is intended to be natural as to provide a visual screen between HL and Lawton Station. Debris clean-up is usually necessary after storms such as the one last week. The area the builder was using as a wash area will be cleaned up.</p>
Lillie	Pagani	<p>With the recent reductions in our speed limits a number of our residents and some contractors are ignoring the signs. I get very frustrated on my busy street with cars racing by. We need a better campaign to encourage following the limits and fine speeders. Also a more aggressive security presence during this transition might help.</p> <p>I witness daily near misses with bikers and runners/walkers in the street dodging vehicles. Let's enforce these new limits.</p>	7.11.21	<p>A traffic specific notice is included in this Sunday Update, we will continue to post reminders about rules of the road and the new speed limits. Our gatehouse team continues to monitor speeding using radar and issue fines based on traffic patterns and completing other necessary duties. Members who witness violations are encouraged to contact our gatehouse personnel with details of the infractions. We have several instances of the gatehouse team effectively addressing violations when they receive a prompt report. Our rules require drivers to always operate their vehicles at a safe speed and obey traffic signs. HLCA encourages everyone to drive safely and stay patient and alert.</p>

Colleen	Jones	I was wondering if a trash can/dog waste container could be installed near the mail kiosk by the new entrance. I am often picking up discarded junk mail, beverage bottles etc. If there were a trash receptacle, perhaps the kiosk wouldn't be littered with trash. There is one at the mail kiosk by Crystal Lake. Thank you.	7.11.21	A trash can was recently provided at the new mail kiosk.
George	Spanish	I have a suggestion relating to the Barn pool bank on the Crystal Lake side. It appears to me that erosion and weeds are going to be an ongoing issue for the bank surrounding the pool. The apartments seem to have done a great job on the lake side of their pool. They basically have a retaining wall with a piered boardwalk. I suggest getting rid of the bank and put in a retaining wall to alleviate the probable ongoing erosion issue. A piered boardwalk would be a nice aesthetic addition. Costs money but so does the probable ongoing erosion issue.	7.18.21	Currently, Crystal Lake and the surrounding areas are still under the ownership of the developer and are presently going through the property transfer process. A retaining wall was built on the Crystal Lake side of the pool, soil and landscape material was added after its construction. Following the PTC process areas will be evaluated and any funds for improvements and any necessary maintenance would be included in the budgetary process.
Andre	Nougaret	<p>Appreciative of the efforts to maintain the dog park.</p> <p>It seems obvious that there is no day to day oversight of this busy space. Pallets have been stacked toward the back of the large dog park for months. Vines are now overtaking them. Why?</p> <p>The fence line that separates both dog parks from Miller Road is overgrown with viburnum, vines and weeds. Why?</p> <p>This whole area needs to be cleaned up. It is unsightly and a threat to dog and human safety. What's most troubling is that both of these eye sores are painfully obvious but continue to be ignored. Why?</p> <p>Please don't share that we don't have the resources to address.</p>	7.18.21	Our Landscaping contractor is at the dog park on a daily basis. The items mentioned in your submittal have been addressed.

Donna	Fengya	<p>Hello!</p> <p>I would love to see a Little Free Library (or two) on the premises. If the HLWG book club is any indication, we have many voracious readers among us :).</p> <p>Is this a possibility, and what would be reasonable locations? Here is a link with more information:</p> <p>https://littlefreelibrary.org/</p> <p>Thank you for your time!</p> <p>Donna</p>	7.26.21	The community currently does offer a sharing library. It is located in Fish Tales and can be accessed daily from 9:00 AM to 6:00 PM.
Anna	Servati	<p>When will Backwater Bill's start back with the full menu? Really missing it.</p>	7.28.21	The current Lunch and Dinner menus at Backwater Bill's menus are the full menus, the menu items change a couple of times each year and are designed with the offering's availability, price, production, and facility limitations. The Carryout is a more limited menu, but very close to the original options. We anticipate a Dinner menu change in the next couple of months for the fall and winter season.
Gary	Liskow	<p>On last week Q&A of Lakeviews, a question from George Spanish with the suggestion of retaining walls around the new pool was asked, which was a very valid suggestion. Part of the response was that " retaining walls were built around the Crystal Lake side of the pool and sand/material added after construction."</p> <p>For the record for all of us who witnessed construction, there was NO retaining wall built, AS APPROVED IN THE PLANS TO INSTALL AROUND THE ENTIRE LAKESIDE portion in order to insure pool integrity . Only the left corner of pool had a retaining wall installed, hence the drainage and level issues now bring encountered already. The HCA may want to examine the plans vs what was done as it appears corners were cut and aggressively hold the developer/pool company to modify what should have been built as per plans approved</p>	7.28.21	Our Property Transfer Committee has listed items of concern regarding the pool and erosion with the interim report delivered to the developer as part of the transfer process.

Richard	Evans	I would like to suggest that residents use their cruise control when driving inside Hampton Lake. I use mine everywhere - use to set it on 30 - now I set it on 25 & step on the brake to disengage it when it changes to 20. Then reengage it back to 25. Saves gas & lets someone behind me know I'm going the speed limit. I pulled out of the fitness center, Sunday a week ago, set the cruise and a red Hyundai Tucson got on my tail. First chance the oncoming traffic was clear, they passed me probably at 40-50 mph. I got close enough to get their SC license & when they realized what I was doing they ran the stop sign at HL Crossing / HL Drive & took off toward the back gate. I reported it to security - the car, color & license # and the guard at the new gate (it was Sunday) said she would be on the lookout for them. I mentioned to the guard that the car was probably registered at the tackle box FYI. I am curious if a ticket was issued as I saw the same car yesterday morning after swimming laps!	8.1.21	Notifying the Gatehouse team or management of the suspicious activity you encountered is the appropriate first step in reducing rule infractions. Our team does look into all reported infractions and will take the appropriate actions when possible. Policy does not include sharing private information regarding results of citation and violation notices/fines.
David	Perlman	I was surprised and disappointed this week when I attended the fitness center to work out. I noticed that the bottled water dispenser was filled with unfiltered tap water. I observed the empty bottle being filled from the tap through a funnel connected to a short hose. Not certain if the hose/funnel was sanitized afterward. There were two blue capped bottles on the floor, I'm assuming to make it appear that Hampton Lake supplies bottled water for this dispenser. I would think our HOA would cover and should cover bottled water considering the excellent reputation Hampton Lake has. If the administration is not providing bottled water, please post a sign on the dispenser stating we provide unfiltered tap water, which I will never use.	7.26.21	The water that is used to fill the large blue bottles is filtered. The hose is being sanitized to ensure that there is no bacteria present. We use the cooler to both dispense cold water and allow members to fill their personal bottles without touching the spicket. The same filtered water is used for water stations throughout the amenities.
Barbara	Ciancio	Please explain why we do not have a full time restaurant and bar for our members in HL. We can go to any other restaurant Tuesday - Saturday and yet we cannot go to our own establishment that we pay into. We have a very part-time restaurant/bar. This amenity is a great way to bring us all together and help us to meet our neighbors. ALSO, many of us entertain on the weekends and just want something easy during the week (no shopping/cooking/cleaning). This amenity should make our daily lives easier and more relaxed. Many of us find ourselves going to other restaurants during the week and entertaining on the weekends. Therefore, we don't even get the opportunity to give BWB's our business or to enjoy the fact that we have a restaurant. Remember during COVID, everyone wanted to get dinner from BWB's. The concept is the same regarding our wants and needs. AT least, we should be able to go by boat and get a to-go dinner!!!!	7.26.21	Backwater Bill's is open from Wednesday through Sunday with various operations including carryout, lunch, Tower Bar, dinner (Friday and Saturday) and the breakfast buffet/lunch on Sundays. The new Beer Garden at Crystal Lake will soon add additional F&B opportunities that will complement the hours at Lakeside. Hours on Monday's and Tuesdays when other locations are closed will be scheduled. There are also a variety of member events that coordinate with the Backwater Bill's food and beverage operation, which provide more food and beverage and social gatherings for owners to enjoy. These types of events also keep operational costs lower with the policy of ensuring they at least break even. The plan is to continue to grow these types of special member events on days that Backwater Bill's is closed for dinner. Any future expansion of operational hours will be determined by demand and various costs associated with this type of change to ensure BWB's operates within its budget.

Nick	Lombardo	As we approach the year for the community survey, upon which a large percentage of community decisions are based, I was hoping you could provide some insight as to the survey company used. It is my understanding the survey company that administers most of Hampton lake surveys (including the recent COVID survey as well as the upcoming community survey) and composes the results for analysis is affiliated with a current or past board member? Can you please provide some clarity around whether any relationship exists between a Hampton Lake Owner board member or any Hampton Lake resident/member and the survey company? Would it not be in the best interest of ALL the residents of Hampton Lake to ensure an independent survey company that has no relationship with any member be used? Please note, you do not need to provide names, just explain if a relationship exists, what that relationship is or was, as well, IF a relationship exists, why this isn't considered a conflict of interest?	7.26.21	The Hampton Lake member survey has been administered since 2014 by a member who volunteers her services. In 2014, Pat Licata, was asked by the board president to help develop a member survey. At the time, Pat was the owner of a market research firm with over 30 years professional experience designing and administering surveys and she volunteered to provide her expertise for the Hampton Lake Member Survey. Pat, who has since retired and was elected to the Board of Directors in March of 2020, continues to provide her survey expertise at no cost to the community. Since these services are provided on a totally volunteer basis, without any payment or any other remuneration, there is no conflict of interest.
Chuck	Emery	One of the main issues with the former main gate was the width of the entrance road. This forced residents to, at times, remain in long lines due to construction traffic before being able to enter the community. We now have the same issue with the new entrance. Why wasn't the road built as two lanes all the way to Bluffton Parkway in order to avoid this issue?	8.1.21	The new Flat Creek entrance more than doubled the length of the member only lane compared to the Hampton Lake Drive gate and should be sufficient to prevent backups once the home construction work is done. The member only lane starts at the intersection with Parklands Drive. It could not start at the intersection with Bluffton Parkway because it would have blocked the entrance to the future commercial development from Parkland Drive. So, while we may have some temporary inconveniences due to the present increased construction, the lanes should be adequate for normal community traffic.
Gary	Rieger	It's been quite some time since we've had an update on the Pine Shadow bridge. I've heard many rumors but nothing official. Can you provide answers to the following: 1. Is there a projected new start/finish date? 2. Will the repair include replacing the wood decking with concrete (like every other bridge in Hampton Lake)? 3. What is causing the delay? 4. Is the bridge safe for heavy construction vehicles to drive over? I've watched fully laden timber trucks, cement mixers and a host of heavy machinery drive over that bridge. 5. In the interim, is it being inspected to deal with protruding screw heads and further erosion of the deck surface?	8.1.21	The wooden bridge near Pine Shadow had work completed by the developer at the request of the Property Transfer Committee in their interim report submitted to the developer. These repairs included removing concrete approaches leading to the bridge and compacting the soil and then re-pouring the concrete, which was thicker than the original. There is no plan to replace the wood decking with concrete. We are not aware of any delays. The bridge is designed to safely accommodate heavy vehicles, including those used for home construction. The bridge is monitored for damaged or deteriorated decking. When found necessary, screw heads have been adjusted to appropriate levels. While there are 9 boards showing various levels of wear and deterioration, they do not pose a structural danger and will be scheduled for repair or replacement. In order to extend the life of the bridge decking, the community association has decided to limit heavy vehicle traffic over this particular bridge. Signs have been ordered to prevent specific large multi-axle vehicles from using this route. Once the signs are posted, our patrol team will be able to enforce the new regulations.

Erin	Nougaret	This is not a question but a comment. We had sent a question concerning the upkeep of the dog park (undergrowth around the perimeter and debris near the back gate. It is now removed! We just want to say "thank you" 🙏 for the expedient and satisfactory response!	8.1.21	The work had been previously scheduled. We appreciate the recognition and are glad to hear you are satisfied with the results.
Kevin	Karwath	I need to comment on the conditions and lack of upkeep of the HL grounds as I feel it has become an eyesore in many areas. Areas of note include: the lack of trimmed bushes in many common areas; old pine straw- that does not even cover the irrigation hoses; dirty cement walkways that are in need of power-washing (example is entrance to the Lakeside Pool and Adult pool area). In addition the walkway between BWB and the fitness center seems to be the new storage area for old and broken lawn furniture (not a great view)! We also have not kept up the two primary gates with new and colorful flowers to add beauty to our entrances...we look pitiful compared to our neighboring gated communities...I'm writing this after living here 4 years as this is by far the worst grounds care since moving in. We have more houses paying HOA fees that go into the services areas, but we have far less quality to show for it from Landworks and the grounds committee! Please address these issues.	8.8.21	HLCA landscape contract consists of two rotations of fresh pine straw each year in most common areas and three at the Lakeside amenity center. We have four flower rotations each year. Trimming common area shrubs is in progress with the focus currently on areas of traffic signage, street signs and light posts. Management and the contractor are working on design and landscaping enhancements for the Flat Creek Drive entry gate. This work should occur early in the fourth quarter. We are also in the process of procuring permitting to construct a maintenance facility to store and work on items such as the pool furniture as we await delivery of the necessary replacement parts. Our landscaping contract does not include power washing of sidewalks; however, a contractor has been hired to pressure wash the roofs at Lakeside Amenity Center.

Barbara	Elbertson	Home sales in Hampton Lake seem to be at an all time high especially resales. As new people purchase resales and move into the community, how are we ensuring that they receive all the necessary Hampton Lake governing documents so that they are better informed as to how Hampton Lake operates?	8.8.21	Before a new owner closes on their home, they receive a packet that contains governing documents and when they sign at closing, they affirm that they have read and understand the rules and covenants that govern Hampton Lake. After closing, members are instructed to see Catherine Guscio, our Member Relations Director, to obtain additional information regarding their membership at Hampton Lake. She issues new members a "New Member Packet" which includes information on obtaining vehicle stickers, gate access, boat and golf cart registration, payment information, the most recent edition of the Rules & Regulations and more. It also provides information on how to gain access to the member website where they have full and ongoing access to our rules and regulations and governing documents, which are posted there. Each member completes and signs a profile form signifying that they have read and understand the HL Rules and Regulations. We encourage all members to meet with Catherine to gain a full understanding of what it means to be a member at Hampton Lake.
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Carol	Staats	<p>Recently, I got dinged on the home inspections for my grass. Admittedly, I had dead patches, which bothered us more than anyone else. Apparently, we got a fungus and nothing we did corrected it. It appears that many of my neighbors had the same thing happen to their lawns. Anyway, we bit the bullet and paid several thousand dollars to completely change out our lawn. As I'm walking the neighborhood with my dogs, I can't help but notice the deplorable appearance of our common areas in the neighborhood! The grass around Crystal Lake is horrible! The grass that outlines the sidewalk around Parkside is non-existent and literally dirt! Even the grass in the park is in horrible shape! Some areas are barren and other than mowing, nothing is done to maintain the appearance of these grassy areas. And of course, don't get me started on the Flatwater entrance. Bad! Could you please address the common areas and be accountable for the same standards as the homeowners are?</p>	8.15.21	<p>Major improvements to the Flat Creek Drive entrance are scheduled for later this year.</p> <p>Some common areas, currently do not have irrigation installed, which affects the condition of the turf.</p> <p>After the property transfer from developer, reviews of these locations will take place and changes will be considered for future budget expenditures.</p> <p>The current landscape contract does include best practices to maintain our turf grass and landscape material including fertilization, pre-emergent, fungicides horticultural oils. When areas with appropriate irrigation do not respond to these treatments, new sod or plants are installed.</p>
Jill	Duncan	<p>I am curious about what happens to RFID stickers and car window decals which allow access to our community when someone moves out of the community. Are they turned in prior to the resident moving? My concern is with the possible transfer of these to non-residents, etc. Thanks!</p>	8.15.21	<p>We ask all members who are selling vehicles or homes to remove their decals and return them to us to be deactivated. In addition, whenever a home is sold, all RFID decals on that account are deactivated. New front gate decals are issued at the start of each year as an additional security measure.</p>

George	Spanish	<p>I have lived here for almost 3 years and use the fitness center regularly. During that almost 3 years I have seen regular water issues in the ceiling of the fitness center. I continue to hear that it is the air conditioning. I find it very coincidental that the water leakage almost always coincides with heavy rain events. Which leads me to believe it is more of a roof issue. Regardless of whether it is an air conditioning or roof issue. Why hasn't it been fixed? How many times will the ceiling need to be repaired before the problem is solved permanently? I saw the ceiling in the aerobics room collapse recently. Are we going to wait until the ceiling by the locker rooms collapses onto someone before the problem is solved. How much mold is in the carpet or in the ceiling. Are the ceiling joists and rafters compromised by the water damage? Needs to be fixed.</p>		<p>The problems with the air conditioning in the fitness center have been extremely frustrating. There have been multiple problems and multiple repairs, including a total replacement a few years ago. The most recent problem, a cracked pan, has been identified and the parts are on back-order. As with many parts and materials, there has been a delay in delivery. While we are forced to wait for the part, someone must manually drain the water that collects. During the repairs all areas will be inspected for any water, mold or mildew issues and addressed.</p>
Teresa	Fast	<p>I have heard a lot of the surrounding communities have food truck nights. Is there anything we can do to get one scheduled here since BWB is not always open? The lot by crystal lake would be a great location.</p>		<p>Currently, we do not allow food trucks within the community as it is a direct competition with our own food and beverage operations.</p>
Steve	Martin	<p>Please stop the weekly reminders that children cannot operate golf carts. This rule is not enforced so why the weekly reminder. Seems I see children operating golf carts too frequently sometimes with an adult sometimes not. Security doesn't care. The parents don't care since they deem themselves special & above the law until one of these little darlings crash & then what. Somebody's gonna learn a very expensive life lesson.</p>	8.22.21	<p>We print the reminders with the hope that members will see them and abide by the rules. Patrol does enforce the rules when they observe infractions. Members are encouraged to report these types of infractions to our Gatehouse staff and/ management immediately when witnessed.</p>

Andre	Nougaret	<p>I appreciate the unfinished effort made on the overgrown scrub/tree line in the dog park..... along Miller Road.</p> <p>I encourage those who started the clean up to continue their work until finished.</p> <p>The viburnum overgrown with vines , etc. needs to be thoroughly pruned all the way down the fence line. It's not a small task.</p> <p>It continues to be hazardous for dogs and humans. Once properly completed it will need to be maintained ongoing.</p> <p>The idea is to have clear vision at the base of the scrubs All along the fence line.</p> <p>Additionally, the vines, etc. need to be removed from the viburnum as a whole. The scrubs need to be topped.</p> <p>A safe, clean and neat appearance is what is needed.</p>	8.22.21	<p>Our landscape team was directed to complete some community safety related trimming to improve street sightlines, traffic signage, street signs and street lights. Once completed, they will complete the fence line clean up as well as all regularly scheduled work in the Dog Park area.</p>
Amy	Morrisette	<p>Regarding the response to last week's question on upkeep of the common areas. It seems very unfair that we will be waiting to fix these items till the developer transfers ownership. The quality of the landscaping is unacceptable in the newer areas, individual residents get letters and fines for much smaller infractions. Why should we as owners have to assume the large costs associated with proper irrigation and landscaping that isn't dead? This should be addressed before the transfer by the developer. Please advise as to why it isn't being addressed before transfer.</p>	8.22.21	<p>The Property Transfer Committee is negotiating with the Developer on all items under their purview and within our governing documents and the law. The main guidance to the committee is to hire and use expert advice for the inspection of the common property to determine if it was constructed in a workmanship like manner and if it was in good working order when the community started using it. There is no authority or mechanism for the community to legally hold the developer responsible for adding infrastructure to the common property that we would like to have. As for the landscaping of the common areas, the community association will be responsible for determining the relative importance of and amount of money to spend on different areas of common property, for example areas like the entrances, or the amenities and/or the common grounds including roadsides and cul-de-sacs. This would include where and when to add additional irrigation. This topic is part of the 2022 budget process.</p>

Ann	Sandve	<p>I've been following the Q&A regarding maintenance of the amenities and common areas as this is a concern we had when purchasing in Hampton Lake. If I've read the answers correctly, it doesn't appear that any funds have been budgeted toward power washing of these areas. Mold build-up is an issue in the Low Country, and this needs to be addressed to keep our community clean and looking great. Are there plans to include power washing in the future? If not, this is something that the board needs to address. Thank you.</p>	8.22.21	<p>Pressure washing consists of two different aspects. Items as part of our in-house maintenance schedule and those items that are contracted out as a part of our deferred maintenance budget. We are currently finishing up the Lakeside amenity roof cleaning which is contracted and our team will be pressure washing amenity sidewalks and pool area and furniture later this fall. The pool area was also cleaned prior to opening.</p>
John	Gibson	<p>This question is also concerned with the upcoming developer property turnover.</p> <p>In a previous Lake Views a submitted question concerning the condition of common area landscaping, specifically the poor condition of turf grasses, was answered in part by pointing out the absence of needed irrigation. The answer further indicated that these areas would be evaluated after the turnover, and any needed improvements/actions would be considered for upcoming association budget cycles.</p> <p>My question is, has the needed irrigation has been added to the issues presented to the developer in connection with the upcoming turnover for his attention along with the several other issues also needing correction prior to the turnover? If this issues is on the actions list, when will it be accomplished? If, at this point, this issue is not included on the pre-turnover actions list, when will it be added? and if it will not be added, why not? Thank you.</p>	8.22.21	<p>The Property Transfer Committee is negotiating with the Developer on all items under their purview and within our governing documents and the law. The main guidance to the committee is to hire and use expert advice for the inspection of the common property to determine if it was constructed in a workmanship like manner and if it was in good working order when the community started using it. There is no authority or mechanism for the community to legally hold the developer responsible for adding infrastructure to the common property that we would like to have. As for the landscaping of the common areas, the community association will be responsible for determining the relative importance of and amount of money to spend on different areas of common property, for example areas like the entrances, or the amenities and/or the common grounds including roadsides and cul-de-sacs. This would include where and when to add additional irrigation. This topic is part of the 2022 budget process.</p>

Donald	Gazzale	When might we see another disposal station for doggie waste in the Flat Creek area, perhaps near the new entrance?	8.22.21	Two additional pet waste stations are scheduled to be installed by the end of the year. One near the beginning of Sandlapper Cove and one at Flat Creek Drive and Flatwater Drive.
Anna	Levonyak	<p>A question was submitted on 6/2 regarding the tennis and pickleball shade structures. The response was that construction would begin the beginning of July and take 2 weeks to complete. Construction has not begun. Do you have a new time line and reason for the delay?</p> <p>Also, I submitted a question on 8/5 (no response) referencing the response to Anna Servatis question about BWB's limited menu. The response to her question was that the current menus are our full menus. This is incorrect. Will you please address this?</p> <p>Thank you for your time.</p>	8.29.21	The ship date has been delayed to September 2nd. Provided there are no more delays, we expect a 2 week turn around once the materials are received.
John	Bivona	<p>Upon entering the main entrance, there is a YIELD sign to the right of the owners' gate. I would think this sign should be to the right of the visitors' lane as is customary in the "rules of the road". Visibility is much impaired from the right lane versus the left.</p> <p>This is an accident waiting to happen.</p>	8.29.21	The right lane (member only, RFID) at the Flat Creek Drive gate is designed to merge into the left lane (visitor lane). Therefore, the yield sign is located to the right of the member only lane to keep these users aware that the left lane (visitor lane, closest to the gate) has the right of way.

GARY	SHEPHERD	Turnover from Developer to HLCA continues to be delayed. We are now up against a statutory deadline of Dec 31, 2021. What makes management and the BOD believe that the process will accelerate and be complete by that date in light of the 6 months of delays already encountered? If not completed by Dec 31, what will be the consequences? Is it possible the Developer is delaying to avoid some of the more costly repairs?	8.29.21	The Governing Documents establish the date to end the Declarant Control Period as December 31, 2021, unless the Declarant decides to end it earlier. Based upon the information we know, we believe the Declarant Control Period will end in Mid-December with the election of six owners to the HLCA Board of Directors. This date does not allow the Declarant to "avoid some of the more costly repairs." The Declarant started the formal process with his announcement to members in September 2020 and his appointment of the Property Transfer Committee (PTC) the following month. The Declarant had to complete construction activities and have the Town provide a CO before the PTC could conduct its joint inspection. This happened in February 2021. The inspection was conducted, with the help of experts, to establish the common property was built in a workmanship manner and was in good working order at the time it was turned over for community use. Upon completion of this inspection, the PTC provided an interim report to the Declarant. The Declarant met with the PTC and provided a response to the interim report and has addressed many of the items listed. The most expensive of these was re-pouring the concrete approach ramps for the wooden bridge. The PTC responded to the Declarant for those items they felt required further action. The PTC expects to meet again with the Declarant early next month and learn his plans. We are aware the Declarant has already corrected a major drainage deficiency identified by the PTC in their last response. In addition to completing construction, the Declarant has to convey title of all remaining common property to the Community Association by recording them with Beaufort County. This is necessary so that the PTC can review the deeds. Based upon where we are in that process, we expect the deeds to be recorded by mid-October, and for the PTC to provide the Declarant their final report about 30 days afterwards. While the title conveyance and governance transition must occur on or before the end of the year, it doesn't impact the resolution of deficiencies. This part of the process could continue beyond the December 31, 2021 deadline if necessary. However, it is our current expectation the PTC will complete its work before the end of the year.
Carmen	Manning	The sessions held a few months ago with the selected candidates were very informative and helpful. As some time has passed and elections are now postponed again, it would be helpful to 1) have the candidate bios on the my Hampton lake website 2) post links to the video sessions and 3) have additional sessions for both prepared and informal questions/answers. This is especially important for new owners so they are well informed. We understand from the last meetings that it is difficult to schedule especially in the summer months, but fall is approaching and the past sessions and bios can be easily posted and available to all in the interim. Thank you!	8.29.21	Once we have an election date scheduled, all of the candidate information, including the recordings of the Zoom sessions that were held previously, will be posted and made available for all members to view. The Nominating Committee is looking into the possibility of additional options for members to get to know the candidates. The election cannot be held until the developer has transferred the deed to HLCA. Once the deed is transferred, a date for the election can be set.

Richard	Evans	<p>More Maintenance items - Last Winter/Spring I asked about repainting / freshening up the directional signage on the roads. We were told it was on the to do list 8 months ago. For example -the sign at HL Dr & HL Crossing is so faded now you can hardly read it</p> <p>Before COVID I reported that the fans in the men's locker room do not work. I reported that twice in the past month & they still don't work. We have not had music in the Fitness Center for over 3 months & several of us have asked about it several times. "We're looking into it" has been the response. People are not supposed to talk on their phones in the gym but some do & we all get to hear the entire conversation. There are a couple members who must be hard of hearing because they talk very LOUD. Without music, everyone can hear that as well, plus music is expected to be playing in every fitness car I've ever been in. please answer all 3 issues.</p>	8.29.21	<p>HLCA has been replacing signage throughout the community, we began with safety items first and as such, speed signs have been updated and replaced. A new marquee has been added, many of the stop signs have been replaced, new signs have been added at the gates to inform guests of the changes to gate hours of operation and our contractor is currently working on the other marquee and all directional and informational signs.</p> <p>The fans in the men's locker room are fully functional. Our audio contractor has provided us with an estimate to upgrade the sound system in the fitness center and at the lazy river pool near the Tower Bar area. We are now working on a schedule to have the work performed.</p> <p>Talking on a cell phone within the amenity buildings is against our rules and regulations.</p> <p>1.4 Cell phones are allowed within the Lakeside or Parkside buildings but must be in silent or vibrate mode. In order to be considerate of others, members or guests who receive a call in any indoor amenity building must step outside.</p> <p>Our staff members have been reminded to enforce this rule.</p>
Kathy	O'Brien	<p>Hi. I was wondering when will we be replacing the old faded American flag at the old entrance? It really looks terrible.</p> <p>Thank you!</p>	8.29.21	A new flag is on order and the current flag will be replaced once received.
Paula	Harris	<p>Thank you to the team for sending a notice to all about one of our valued staff members testing positive for COVID at Backwater Bill's (BWB's) - our prayers to them for a full recovery. And kudos for extending the hours at the beer garden to provide another option while we await the reopening of BWB's.</p> <p>Can you confirm the staff at BWB's are being paid during this time?</p>	9.4.21	Our employees are doing well and are expected to be fully recovered this week. Fortunately, were received negative tests for the majority of the team and they were able to return to work to facilitate the curb-side service. All full-time employees have a competitive benefits program and will be compensated through our flexible PTO policy.

Darby	Bowden	What is the current tipping policy at the Tower Bar and Beer Garden?	9.4.21	<p>Members sometimes ask about tipping because in earlier years, servers were compensated at a higher rate and they were less dependent on gratuity. However, at this point in time, our servers are paid consistent with the club market and gratuities are assumed in this scenario.</p> <p>Servers in a club environment such as Backwater Bill's and other restaurants within gated communities typically earn a higher hourly wage than the average restaurant. Reasons for this</p> <p>are servers in this environment form relationships with the members. The familiarity becomes a value and the hope is that by paying the server a slightly higher wage, it keeps them at the club. The staff serve a more limited clientele and have a significantly lower opportunity for tips.</p> <p>Tipping is always discretionary and is completely up to members to decide if they want to recognize good service by adding a tip. If you are happy with your food and beverage experience, and you want to show our serving staff that you value them, it will be greatly appreciated.</p>
Donna	Ranck	I have a suggestion for the Parkside Pool. It would be nice to have a large clock put on the wall facing the pool. Also, it would be nice to have speakers placed around the pool so that everyone can enjoy it, not just the beer garden. Thanks	9.4.21	<p>Thank you for the suggestion. As we get the Parkside pool and Beer Garden up and running, your suggestion will be forwarded to the Fitness & Recreation Committee for consideration, along with other suggestions to enhance members' experience.</p>

Chuck	Emery	The rules for the Lakeside pool allow family members guest use without the member in attendance. The Crystal Lake rules don't contain that provision. Why is that?	9.4.21	The Parkside Pool and pool deck area is significantly smaller than the Lakeside pool complex. Unaccompanied guests are prohibited in order to ensure that there is enough space for members.
Andre	Nougaret	<p>The area on either side of the bridges at Fish Dancer and Hampton Lake Crossing are overgrown with weeds and untrimmed wax myrtles, etc. Looks awful.</p> <p>Here again, I fail to understand how such grounds issues are ignored. Who holds our contract grounds maintenance vender accountable?</p>	9.19.21	Our landscape contractor is responsible for maintaining all common ground, including trimming the trees and shrubs. They are currently in the process of completing safety related trimming of roadside signage. Management works with the contracts to ensure they fulfill contractual obligations. For various reasons, they are behind schedule, but are working to get caught up over the next several weeks.

Rob	Fortney	<p>I'm curious about the lack of attention to maintenance or cleanup at the USPS mail kiosk at 369 Flatwater Speedway (Yes, that is a reference to the unfettered and unenforced speeding on Flatwater). On July 7th when tropical storm Elsa blew through, there was considerable flooding and runoff of soil, sand and gravel in and around the kiosk area. Mostly from the BJSWA pump station. It was never cleaned up. Last week when T.S. Mindy came through, there was additional flooding causing runoff, and now a nice variety of mud, sand, and gravel to walk through. Is this HL's landscape contractor or a BJWSA's issue? No matter who.....it needs attention.</p> <p>I love the wide sidewalks in Hampton Lake but I'm disappointed at the lack of enforcement of the builders (Logan & Dream Finders) adherence to the silt fence requirements and maintenance. There is considerable sand and mud on the sidewalks in the 200-400 block of the speedway. Not pleasant to walk through or attractive to look at.</p>	9.19.21	<p>Named storms and some severe thunderstorms create the need for clean up throughout the community. While our contractor does a good job of recognizing and addressing the majority of the necessary clean up requirements, occasionally some items may be overlooked. HLCA has recently hired an assistant in the ARB to spend considerable time driving the community to inspect compliance types of issues. As he gets more knowledgeable in his role, we believe these types of oversights will be addressed. Owners can help by contacting our ARB department to report areas of concern and infractions when observed. Fines are being issued to contractors not following silt fence regulations.</p>
Frederick	James	<p>Now that it's getting cooler there has been an increase in the use of the pickle ball courts during the evening hours. Unfortunately earlier sunsets limit the amount of play time available. Would the management consider the installation of court lighting to facilitate later play?</p>	9.26.21	<p>Your suggestion would be considered a capital improvement. The community has yet to budget for capital improvements. We are sure there will be many projects, expansions and additions that will be proposed and considered once turnover from developer control to community control is completed. After turnover, suggestions such as this, along with others suggested through the Member Survey and other avenues, will be evaluated using the capital improvement process documented in Resolution #18. The Capital Improvement Process helps management determine what the community is ultimately willing to fund and in what priority order.</p>

ERIC	POULSEN	What is the purpose of the black tube things at the storm drains? Who requires them and is accountable for there placement?	9.26.21	The tubes are called "gutter buddies" and the purpose is to prevent construction debris from flowing through the storm drains and into the lake. Builders must place gutter buddies at the storm drain during construction, as required by the Town of Bluffton. The builders are supposed to move the gutter buddies during heavy rain events to prevent the streets from flooding. The security team follows up during patrol to ensure compliance.
Douglas	Snelson	<p>We're back from our summer vacation and are excited about swimming laps in the Parkside pool. I was asking around about the length of the pool and no one seems to know so my wife and used a measuring tape. It looks like the pool is 75 feet long (25 yards). Can you verify?</p> <p>The reason we would like to know is simply that it takes 70 lengths of a pool to swim a mile and that is the distance my wife typically swim when we do laps. Many swimmers will get their "mile swim" in when they do laps. Most YMCAs or community pools are 25 yards in length so this is great news for lap swimmers.</p> <p>I have a friendly suggestion. How about posting a small sign somewhere in the pool area that says something like this:</p> <p>Pool Length: 25 Yards</p> <p>1 Mile: 70 Lengths</p> <p>1/2 Mile: 35 Lengths</p> <p>The pool looks terrific. Thanks for your help.</p> <p>Doug</p>	9.26.21	The pool is 75 feet long. Your suggestion for a sign will be shared with the Fitness & Recreation Committee so that they can make a recommendation about how best to convey the information to lap swimmers.

Michelle	Finnigan	There is an ongoing problem with water leakage in the Fitness Center. Buckets are being placed to catch leaking water in several places. A concern about mold accompanying these ceiling/roof leaks is top of mind. What is out plan for a quick resolution?	9.26.21	The situation with the fitness center is extremely frustrating. Although some have stated that this has been going on for a long time and has not been addressed, the fact is that there have been a series of problems and each time has been addressed, including a complete replacement of the air conditioning system that is above the ceiling. The current problem is due to a cracked pan, which has been on order for several months. We have rigged a temporary solution for the water to be caught and then wet-vacced; unfortunately it's been hard to predict how frequently to empty the temporary cache. One problem that makes inspection and repair difficult is the unusually tight configuration of plumbing and air conditioning above the ceiling. Once the part is received and during the replacement process, an inspection of the areas not visible will occur. Any damage, mold or mildew issues that may exist will be addressed at that time.
John	Landsberg	I'm genuinely concerned about the condition of the Hampton Lake kayaks that owners can use. Last Saturday at our weekly outing two double kayaks were out of commission and two single kayaks had leaks. Are there any plans to upgrade our kayaks with newer ones or to repair the ones we have? Thank you.	9.26.21	We are scheduled to replace several of our kayaks once our suppliers have them in stock. Repairs and part replacements are routinely scheduled as part of our maintenance program.
Bernadette	Almasy	Is the tower bar closed because of staffing also? If your plan is to use the Beer Garden for Happy Hours can you open up the barn to allow people to spread out a little more, opening up the doors and allowing folks to sit inside?	10.3.21	We are experiencing the challenges of hiring and retaining additional team members. We have had to alter some hours of operation at various locations, mainly due to not having enough experienced bartenders. We have interviewed and hired several new employees recently and hope to be able to fully staff all locations once the training process is complete. We do not anticipate this being a long-term problem. Currently, Happy Hour locations are determined on a weekly basis according to the staffing levels available at that time. We hope to resume Tower Bar happy hour soon. While we don't currently have plans to open the Barn at Crystal Lake for Happy Hour, if we continue to offer Happy Hour at the Beer Garden, we will explore options for spreading people out.

Jim	Hoyt	With respect to the bids for the landscaping contract, it is my understanding that our current landscapers get to use the Dry Dock to store their equipment and for employee parking, and we receive a discount for their use of that space. Will the new contract incorporate use of Dry Dock space again, and if so, what is the dollar amount of the discount we receive? How many member rental spaces does this utilize?	10.17.21	The current contract with Landworks expires at the end of December 2021. We have invited five landscape companies, including our current contractor, to make proposals for a three-year contract that would start on January 1, 2022. The Requests for Proposals (RFPs) that were sent to the five landscaping companies do not offer the use of space in the Dry Dock. Instead, the RFPs offer the opportunity to use one of two unimproved parcels that are not currently being used. The company who wins the contract will be responsible for the cost of making the unimproved parcels suitable for storage and/or parking of their equipment. Our ARB Director will ensure that any improvements are consistent with community standards. The contractor's use did not utilize any designated spaces allocated for owners. Having equipment, debris and the need to go in and out frequently created inconveniences with member access and maneuverability. The Community currently uses one space for short term space for owners with temporary needs, we will look at any freed-up space being available for this and perhaps more member spaces.
Gary	Shepherd	The survey had many places to offer comments beyond the multiple choice q/a. Can you please enumerate those comments and provide a link. They are invaluable to not just management but to owners to understand what our neighbors think.	10.17.21	Following the November Board of Directors meeting, highlights of the results, including a sampling of comments indicating strengths and weaknesses, will be shared with members. However, best practices in survey research indicate that sharing the qualitative data verbatim. e.g. a link to the survey comments, is not recommended. There are many reasons why survey comments are not shared publicly, here are the main reasons that apply in the case of the Hampton Lake Member Survey: -Members were promised that the survey results would be confidential. Sharing the individual comments compromises the confidentiality of the survey because some members added their name to certain comments, and other comments may be perceived as easily recognizable as to who made the comment. A small number of members used the survey to complain about their neighbors, it would be unfair to publish these comments. -The purpose of the survey, as stated in the survey invitation, is to "gather feedback from Hampton Lake members about satisfaction with features, amenities, and services in our community. Results from this survey will be used by the Board of Directors, General Manager, and Board of Advisors to establish priorities for the budget, programs, and services, and to develop plans for the future." The purpose does not include letting members know what their neighbors think. Since the general membership has no real way of using the comments to make improvements, sharing the comments does not conform with the stated purpose of the survey. -It is human nature to hone in on the comments that affirm one's own way of thinking and to focus on the comments that are strongly worded. We avoid this bias with a structured analysis that groups comments into themes and codes for positive, neutral, and negative comments, allowing for an indication as to what the priorities are for the community. Following the November Board of Directors meeting, highlights of the results, including a sampling of comments indicating strengths and weaknesses, will be shared with members.

Brenda	Fahey	Would like to understand who holds the builders and their contractors responsible for keeping their job sites free of trash and debris. There are waste dumpsters at every site. However, cans, bottles , empty food packaging and general construction debris can be found at every site. This trash is easily blown into our lake or picked at by wildlife. These contractors and builders need to be held accountable.	10.17.21	Our ARB is responsible for holding the contractors accountable for the jobsites. We have recently added an additional team member to allow more oversite, our patrol team also makes daily visual inspections and reports any infractions to management for appropriate action. Our management team takes these types of infractions seriously and will contact builders even on days off to have the matter handled expeditiously. The builders are being fined if corrections are not made in a timely manner or for repeat offenders. However, in addition to these measures, we encourage members to report contractor infractions directly to Gail Garbett, ARB Director.
GARY	SHEPHERD	Can you please provide sinformation on the status of mailbox replacements? Please be specific as to streets completed, and those in process. Thanks.	10.17.21	Mailboxes have been completed on the following: <ul style="list-style-type: none"> • Hampton Lake Drive • Waterview • Fording Court • Fording Trace • Fording Bend • Anchor Cove • Harborage Ct • Hampton Lake Crossing • Blue Trail • Pine Shadow • Sweet Marsh • Sweet Pond • Palmetto Cove Court • Harborview The following streets are the next: <ul style="list-style-type: none"> • Balsam Bay • Fish Dancer • Anchor Bay The service includes replacement of the mailbox as well as painting the post and cap. We anticipate completing the remaining streets over the next three months, however, variables such as weather, supply chain issues, and competing priorities may impact the schedule. Mailboxes that are in excellent condition will not be replaced until the next rotation.
Kim	Meiklejohn	The winning bidder of the landscaping contract will be using "one of two available parcels". Where are these parcels located and what are the lot sizes? At the end of the current contract how long does the contractors have to vacate the dry dock? Is there any kind of provision to charge rent once the contract is expired, if they have not vacated? Can those monies go back to the Dry Dock for maintenance and refinement? In the event the current contractors win the bid where will they store their equipment and park while enhancing the available parcel? Clean up of the Dry Dock is long overdue and little to no upkeep or refinements have been done. Can the revenues the dry dock produce be applied back to the dry dock for upkeep and refinement?	10.24.21	The space known as parcel 7, plus a small piece conveyed by the developer is located on Parklands Drive between the apartments and Flat Creek Drive. It has approximately 1.23 acres of upland. This space is not a lot or home site. The landscape equipment currently in the Dry Dock will be vacated by the end of the year, when the current contract ends. Dry Dock rental fees are deposited into HLCA's operating account and are used for operating expenses. The incumbent contractor did not win the bid. The Dry Dock has recently been cleaned up and once the landscapers are no longer using the lot, it is anticipated that it will be much easier to maintain. We are pleased with the clean up results.

Kim	Meiklejohn	Why was the Dry Dock not included in the survey?	10.24.21	With only 22 spots available in the Dry Dock, less than one tenth of 1% of the population would be able to report on their satisfaction and usage.
Irene	Muncy	Having heard about the fire in the storage shed next to Backwater Bills, i wondered if there is a fire alarm and sprinkler system installed in or near the storage shed that would alert the fire department and management as well as minimize the damage to electrical units?	10.31.21	While all of our main amenity buildings are equipped with alarms and fire suppression equipment required by local fire code ordinances, some separate storage buildings are not required or designed to have sprinkler or fire alarm systems.
Carol	Staats	I know that this "concern" will either be brushed off or not answered at all. I contact Bryan Rhame's on Sept 20 about issues around Crystal Lake. Included in those issues are serious safety concerns to include the following: gaps under the fence where alligators or other wildlife could enter CL. Someone has taken it upon themselves to put rocks in the washout, hoping to prevent something slipping under. Also included is washout with exposed pipes and a gully that is right in front of gate access, lending a serious trip hazard. Additionally, there are at least two meters that are exposed and the lids for those meters are laying right beside the meters. Lastly the new curbing that was put in is unsightly and also a trip hazard. Water lays in the are creating mud and slime. I was given an answer from Bryan on 9/22 informing me that they can't address issues every time it rains. Well 5-6 weeks later and NOTHING has been addressed. Unacceptable!	10.31.21	<p>The new curbing at the lake maintenance gate was added at the request of the owner Property Transfer Committee to mitigate severe erosion problems. Crystal Lake and all common elements in the newer phases of Hampton Lake have been going through the Property Transfer process. Hampton Lake Community Association has the responsibility of the maintenance and up keep of these elements while being used by the owners. HLCA has addressed problems and has further enhancements being scheduled. These improvements include:</p> <ol style="list-style-type: none"> 1). Fortifying areas of erosion around the perimeter of Crystal Lake fencing using fabric and additional rocks. We have placed additional rocks in the past. 2). Beach sand re-nourishment. 3). Installing Mobi Mats at gate locations. These are mats used at various beach locations to serve as walkways and prevent sand erosion. <p>Most of these projects were outlined at the Board of Directors Meeting on October 21. However, the efforts that will be taken are to make corrections that have a longer-lasting impact than going out and moving sand around every time it rains. While we fully intend to address safety issues such as trip hazards, it must be understood that it is impossible to guarantee that an outdoor space in the Lowcountry will be free of wildlife.</p>

Dale	Graber	When is the road upheaval around 154 Hampton Lake Drive going to be repaired? Have observed roads being resurfaced but nothing done about this road hazard which has been there for months.	10.31.21	The asphalt work still has some items to be completed, the current contractor does not repair concrete. Separate concrete contractors are being sought to repair multiple issues as noted in our G&F street and sidewalk report. We will notify the community once the schedule has been determined.
Dean	Rose	We noticed this past weekend that the Bocce Ball courts have fallen into serious disrepair. Is there a plan to repair the courts?	10.31.21	The Bocce Ball courts are part of our regular maintenance, the deficiencies were addressed this past week.
Kim	Meiklejohn	Thank you for the response to my questions last week regarding the dry dock. I do need a little clarification on your responses. Is there any plans to allow additional storage to anyone other than the HL residents, after year end? What is the total revenue dry dock contributes to the general fund? How can a request be official submitted for a line item to be added to the budget for Dry Dock maintenance and refinement? To reflect at least a percentage of the dry dock revenues?	10.31.21	There are no plans for the Dry Dock to be used for anything other than spots that are rented to Hampton Lake members. Dry Dock rental fees total slightly below \$15,000 per year. Your suggestion that a line item for maintenance of the Dry Dock will be passed along to the Financial Review Committee, but it is unlikely that such a change can be efficiently accounted for since most maintenance expenses for the Dry Dock are not separately billed. They are part of the larger line items for landscaping, security and maintenance reflected in our budget under Department 05, Community Services. It is estimated that the amount spent on maintenance of the Dry Dock exceeds the amount of revenue brought in by the rental revenue, so a percentage of Dry Dock revenue would not be relevant.

Laurel	Simon	<p>I entered HL Drive gate on a Sunday, where 2 cars were off to the side waiting to piggyback off a resident in the gate. Prior to entering, I confronted one a (Door Dash driver), who had no idea there was another gate, and refused to do anything but piggyback at our gate and he wouldn't tell where he was delivering food. Not wanting further confrontation I had no choice but to drive through, enabling both vehicles to enter "illegally".</p> <p>1) There is no way to stop this since the gate stays open until all cars get through. What is my responsibility or suggested action when I'm being piggybacked?</p> <p>2) Drivers piggyback because they don't know RFID is required until they are right next to the gatehouse AND no other instructions are on that sign. The VERY small and unnoticeable sign directing them to Flatwater is positioned well before the gatehouse, rendering it useless IMO. We need signage directing unauthorized cars to Flatwater and position that sign directly in front of the gate.</p>	11.7.21	<p>When observing a piggy-backing situation, one option for residents is to stop their vehicle once inside the gate and wait until it closes behind them to prevent an unauthorized entry. Whether they are comfortable doing this or not, they should contact security to report the situation and provide a description of the other vehicle. All HL gates have cameras that can be monitored by security personnel.</p> <p>Regarding the signs at that gate, we will ask our Grounds & Facilities Advisory Committee to review the current number and placement options and to forward any recommendations for changes to the signage.</p>
Thomas	Shelford	<p>Were would I find out the qualifications for the candidates for the upcoming board of directors?</p>	11.14.21	<p>The information for the nominees for the upcoming Board of Directors term is located on www.myhamptonlake.com, under the BOD tab. It also can be found in the weekly update that goes out on Sundays at 5pm.</p>
frank	sutton	<p>It has been several weeks since the fire occurred and I think the owners are entitled to more information than what normally appears on this subject such as "Backwater Bill's closed until further notice"; namely (1) what was the actual cause of the fire; it must be know by now?(2) what is the schedule/plan to reopen BWB's? (3) it seems surprising that a fire in a storage room could effect multiple areas of the community facilities such as the entire building that houses BWB's and the Spa/Fitness Center building etc. Short of a major catastrophe occurring, is something being done during repairs to prevent another situation like this from occurring which shut down multiple facilities?</p>	11.14.21	<p>It has been three weeks since the banquet storage shed fire damaged several components in the service area on October 22. Because the fire occurred on a Friday, the Town of Bluffton, which closes at 1 pm on Friday, did not issue a permit until the following Monday. Without the permit, no one was able to begin any work, not even to assess the damage.</p> <p>Our insurance claims adjuster and investigator recently released the site for cleanup and repair. We are still waiting for the insurance adjuster to provide an official report outlining how our insurance will provide coverage. We have not received an official report from the fire department as to the cause of the fire. Contractors have removed much of the damaged shed and its contents, the coolers and freezer will be demolished and removed in the next few days.</p> <p>Electricians have been out to access the damage and begin the necessary repairs. All electrical wiring to the entire 200 Hampton Lake building was damaged and must be replaced. This address consists of BWBs, Lakeview Room, Tower Bar, and Screened Porch. Over 100 feet of copper wire will need to be replaced. We expect electrical service to be restored in the next couple of weeks.</p> <p>Two, possibly three HVAC units were damaged beyond repair and are in</p>

			<p>need of replacement. One unit has been received, one is being shipped from Texas and the other is on order. All outdoor refrigerated units will need to be replaced. These items are in an extremely back-ordered situation and under a nation-wide shortage. We are told delivery could take 6-8 months, but we are now looking for temporary cooler and freezer units to allow us to operate at some capacity until the replacements can be delivered. As we wait for required permits, the delivery of the HVAC, and temporary refrigerators and freezer it is still too early to predict a date to be fully operational. However, we are developing plans to at least restore partial service.</p> <p>As most members know, the fire initially caused the Fitness Center to be without power. The power to the fitness center was restored and the fitness center opened by October 26. However, during the restoration of power to the fitness center a surge damaged the main motor that powers the Lakeside Pool's filtration system, therefore, the Lakeside Pool is currently closed.</p> <p>As part of the effort to re-open the restaurant, we have brought in a structural engineer to develop a design that will better position us for future expansion of Backwater Bill's. Rather than simply replace the shed, refrigeration, and HVAC units as they were previously installed, we are looking to create an elevated structure for the HVAC units that will facilitate the future expansion of the kitchen and minimize future downtime when Backwater Bill's is eventually expanded.</p> <p>We ask members to understand that although we were fortunate that more damage did not occur, the extent of the damage was significant and a great deal of work is being done to restore Backwater Bill's as quickly as possible, while also looking ahead to re-build in a way that better positions us for future expansion. More updates will be issued as details become available.</p> <p>Heather Harkins</p>
Larry	Taylor	<p>Rather just stating that Backwater Bills is closed until further notice, it would be helpful to have current news on status. 90% of the newsletter is the same information every week. News on Backwater Bills (even if little) would be interesting to all owners.</p> <p>Thanks,</p> <p>Larry Taylor</p>	<p>11.14.21</p> <p>It has been three weeks since the banquet storage shed fire damaged several components in the service area on October 22. Because the fire occurred on a Friday, the Town of Bluffton, which closes at 1 pm on Friday, did not issue a permit until the following Monday. Without the permit, no one was able to begin any work, not even to assess the damage.</p> <p>Our insurance claims adjuster and investigator recently released the site for cleanup and repair. We are still waiting for the insurance adjuster to provide an official report outlining how our insurance will provide coverage. We have not received an official report from the fire department as to the cause of the fire. Contractors have removed much of the damaged shed and its contents, the coolers and freezer will be demolished and removed in the next few days.</p> <p>Electricians have been out to access the damage and begin the necessary repairs. All electrical wiring to the entire 200 Hampton Lake building was damaged and must be replaced. This address consists of BWBs, Lakeview Room, Tower Bar, and Screened Porch. Over 100 feet of copper wire will need to be replaced. We expect electrical service to be restored in the next couple of weeks.</p> <p>Two, possibly three HVAC units were damaged beyond repair and are in need of replacement. One unit has been received, one is being shipped from Texas and the other is on order. All outdoor refrigerated units will need to be replaced. These items are in an extremely back-ordered situation and under a nation-wide shortage. We are told delivery could take 6-8 months, but we are now looking for temporary cooler and freezer units to allow us to operate at some capacity until the replacements can be delivered. As we wait for required permits, the delivery of the HVAC, and temporary refrigerators and freezer it is still too early to predict a date to be fully operational. However, we are developing plans to at least restore partial service.</p>

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Heather	Harkins	<p>Why are there no crosswalks in Hampton Lake, especially where there are pedestrian crossing signs? For instance, from the dog park to Hampton Lake Crossing?</p> <p>Also, could the community be found at fault in any way if a pedestrian was struck at one of these locations (where there is a sign but no crosswalk)?</p>	11.14.21	<p>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 25 mph throughout the community, unless otherwise marked. Members are encouraged to be cautious when crossing where it is hard to see oncoming traffic. Pedestrians must be mindful of exactly where they cross to ensure that have a safe view of both directions when crossing.</p>
Karen	Norwood	<p>My comment is about the security gates. I have been drafted and, as suggested, I stopped when I got inside the gate. Unfortunately, that doesn't work because the gates swing the wrong way. I had to stop far enough inside the gate for the gate to close but by then the car behind me was sitting between the gates and was already inside the community. I had no choice but to keep going. The gate was never going to close otherwise. I was not about to go back and confront the driver of the other car.</p> <p>If the gates swung out instead of in, I could have stopped as soon as I got through the gate. Without a transponder, the gates would then close, moving toward the other car and causing them to back up.</p>	11.14.21	<p>In any case, when piggy backing occurs and you are unable to avoid the situation, continue through the gate and please notify Hampton Lake Gatehouse, 843-836-7490. Information such as description of the car and direction of travel is helpful. Do not confront the other driver. If the driver has the proper authorization, he or she should understand the need to prevent unauthorized entry.</p>

GARY	SHEPHERD	Many of the answers to questions on Lakeviews reference the various advisory committees that are the gateway to management. It would be useful to develop an advisory committee portal and add a "boilerplate paragraph" to Lakeviews with a link. If a resident thinks something is needed in fitness, or on the grounds, etc. they could go directly to the portal and choose the proper committee, then describe the situation and request consideration of a particular action. I would send this suggestion to a committee, but I'm not sure which one!	11.14.21	You are correct that many LakeViews submissions are related to one of the advisory committees. The LakeViews submission screen already does have a button for members to select a category related to one of the committees. When a submission makes a recommendation related to a committee, those submissions are forwarded to the appropriate committee so that they may consider and/or do additional research on the recommendation. Moreover, it is expected that committee members regularly read LakeViews to stay connected with member input. It is usually left up to the committee to determine which suggestions, along with suggestions submitted through the member survey and other communication, are priorities to be considered. The current committees' terms are drawing to a close, and a new set of committees will start in January. This suggestion will be forwarded to the Board of Advisors who begin their new terms in January.
Kim	Meiklejohn	Should HL be creating additional advisory committees at this time? Examples would be Budget,ARB, Long Range Planning etc.... Thank you Kim	11.21.21	Hampton Lake has had a budget committee for over ten years and it was formalized into the Financial Review Committee (see Board Resolution #15.) Long range planning has been a focus that involves the owner members of the board of directors, along with members of the Board of Advisors, the Financial Review Committee, our Treasurer, and our Controller. The ARB remains under declarant control.
Laurie	Gazzale	With the switchover of ownership/management of the fitness center from the management company, what effort is being taken to maintain valued and qualified employees such as Brooke Sapp, our fitness trainer. Brooke is an excellent employee who is well qualified holding many certifications. She is excellent to work with and far better in her abilities than many physical therapists that I have encountered. I hope we will not be throwing the baby away with the bath water and that efforts are being made to hire those employees that have served our members well and are qualified to perform their jobs. Are they being offered positions? Are they being invited to interview to keep their positions?	11.21.21	Our current contract with Active Private has a non-compete clause which prohibits us from hiring any of their current employees for 1 year. We are told that Active Private will not waive this clause and that they have offered other opportunities to these employees.

Jill	Duncan	With the transition of the gym and spa from Live Active to HL management, will class/spa packages transfer in tact with this change? Thanks!	11.21.21	Packages that have been purchased will continue to be honored according to the same terms as when they were purchased.
John	Pedigo	It appears that the recent decision to change management contractors of the fitness center will result in the likely replacement of most of the well liked staff members as well. I suspect many frequent users of the fitness/spa facility had specifically donated funds to the annual Christmas bonus in order to thank these staff members for their exceptional work efforts. Does the HOA have plans to look back and include these workers when the Christmas bonuses are awarded?	11.21.21	According to the guidelines established by the Giving Fund Committee, employees, including contracted employees such as the fitness center staff, are eligible to participate if they are on staff and in good standing through December 1. The Giving Fund was created by a Hampton Lake member committee, not HLCA. Members can learn more about the Giving Fund by reading this document and Frequently Asked Questions. Both of these documents have been published in the Sunday Community Update for the last several weeks.
Rick	Bauer	Who is responsible to maintain the hill behind crescent lake? I have noticed that there is erosion of the hill, particularly near the post office boxes.	11.21.21	The 58 acre parcel including the hill behind Crescent Lake is privately owned (Sandlapper Hill LLC) since December of 2016 and is part of a conservancy. The maintenance of this property would be the responsibility of the owner.

Al	Malazita	<p>Is it possible to require that all construction and tradesman vehicles in construction zones park on only one side of the road?</p> <p>The neighborhood we moved from (which wasn't nearly as efficiently managed as Hampton Lake is) managed to do this, and it made negotiating those zones a lot easier for residents and workers alike.</p>	11.21.21	<p>That suggestion has been attempted in the past. Unfortunately, it made the situation worse. Most workers who are working on a home on the right side, want to park on the left and vice versa. We do require that there are only 2 vehicles parked in a row, to let room for cars passing by. The gatehouse team is responsible for monitoring this on all streets.</p>
Donnamarie	Landsberg	<p>I was just wondering if it would be possible in the future to include in the weekly update the schedule of upcoming Advisory Committee meetings and their agendas? We have many residents here who have tremendous expertise in various areas who might be able to provide assistance to the Advisory Committees but cannot devote the time to serving on a committee. Also, this would facilitate disclosure of information.</p>	11.28.21	<p>Members who are interested in attending one of the committee meetings can contact the committee chair to request an invitation to a meeting, along with the reason they want to attend and if they want to speak at the meeting. Because the committee meetings are essentially business meetings with planned agendas and work group reports, the chair must ensure that any additional business a visiting member has can be fit into the agenda. Members can contact the committee chair via email. Committee member contact information is posted on the HLCA website. The committees receive information from members through the Member Survey and via LakeViews. As far as sharing information with the community, each committee publishes a quarterly report and posts many of their work products on the BoA page of the HLCA website; and a committee update presentation is given at least quarterly at Board of Directors Meetings. The current term of the Board of Advisors and its associated committees is coming to an end and members who are interested in serving on one of these committees can volunteer for the 2022-2023 term. The deadline to volunteer for the next term is December 6.</p>
Donald	Gazzale	<p>BOD Meeting Follow-up:</p> <p>After a generally informative BOD session on 11/16, there was one unanswered Question near toward the end of the meeting; the outcome will affect how well we as Owners can repair, improve and expand BWBs.</p> <p>Please provide progress in this forum about HLCA's engagement with an independent insurance adjuster to collaborate on HL Owners' behalf with our insurance firm for the fire settlement. Since time is of the essence, does the Board need assistance vetting candidates?</p> <p>Thanks very much -</p>	11.28.21	<p>There are several ways the fire may affect members at Hampton Lake. Obviously, we don't have current use of Backwater Bill's, although we have increased hours and menu offerings at the Beer Garden and the Barn Grill to help offset this. We are working to get the electricity back on; this work involves electricians, a general contractor, and the Town of Bluffton for required permits. We are hoping to get the electricity back on before the end of the year, but the holidays tend to cause everything to slow down, getting permits from the town in particular. We have contacted our insurance company, but have received no direct response as to payment. We have begun the process of vetting public adjusters, and your offer of help is noted and appreciated. Our goal at this time is to make a few changes, such as the raised structure, to make future expansion easier. As mentioned in previous updates and at the recent BoD meeting, we are looking to create a raised structure for the HVAC units so that we will be in a better position for future expansion of Backwater Bill's. We have contacted a structural engineer and architect to develop these plans. The challenge is to balance re-opening quickly with the opportunity to facilitate future expansion. To be clear, expansion of Backwater Bill's is a project that will require significant discussion with members and is not planned as part of the repair.</p>

Larry	Taylor	<p>It is my understanding that ARB personnel will still be under the control of the developer after turnover. What are the positions included that fall under this category? Will the Hampton Lake owners be responsible for their salaries and expenses?</p> <p>Thank you,</p> <p>Larry Taylor</p>	11.28.21	<p>According to section 5.2 (a) of the Community Charter, the declarant maintains authority to review and act upon all applications for review of proposed improvements for the period known as the Development and Sale Period, which terminates on March 31, 2036, unless the declarant chooses to end it earlier. Currently, there are three employees in the ARB department: Gail Garbett, ARB Director, Victoria Jackson, ARB Assistant, and Jake Forshey, who works part time. While the declarant will maintain some control over the ARB functions and approvals, these staff members report to the HLCA General Manager. The community association has always had responsibility for paying their salaries and benefits, this is not something that changes with turnover.</p>
Kathy	Nerney	<p>I live in an area that has many "new builds". Is there any way that they must be held accountable for NOT having a dumpster onsite? And for those who do have a dumpster, can they be held accountable for their trash all around and NOT place in the dumpster? When the wind blows, it all comes into my yard.</p>	11.28.21	<p>Members who observe builders not properly using dumpsters, leaving dumpsters uncovered overnight, or leaving trash around a build-site should report it to Gail Garbett, ARB Director, at ggarbett@hamptonlakeclub.com, or ARB Assistant Victoria Jackson, at vjackson@hamptonlakeclub.com. Reports should be as specific as possible and include the address or lot number. Pictures are helpful.</p>
Craig	Whelden	<p>The new front entrance has a Hampton Lake sign on either side with 6 blank panels on each. Are these just part of the design or was something intended to be either inscribed or affixed to them?</p>	11.28.21	<p>The sign outside the new entrance on Bluffton Parkway and Flat Creek Drive was designed to include six rectangular spaces for the names of the businesses that will eventually occupy the commercial space to the right of the entrance road. The piece of property on which the monuments stand is not part of the property that has been conveyed to HLCA. It is owned by the developer, as is the commercial property.</p>

Vince	Almasy	I was told by management that the marquee sign at the Hampton Lake Dr. entrance was in a state of disrepair and would be replaced. The old sign was removed weeks, if not months ago, and no replacement installed. Please keep in mind that everyone uses the Flatwater entrance and a marquee sign can be very helpful. When will we see the new sign installed?	12.5.21	The marquee along with many other signs throughout the community have been ordered and are being produced. The marquee is scheduled to be installed by the end of next week.
Judith	Weidler	When will the Lazy River pool reopen?	12.5.21	The Lazy River Pool is currently open and remains open year round. The pool is typically only heated in the spring around the end of March depending on the weather.
Nancy	Springer	<p>I have a question about leaf management and the Lake. Frequently I see landscapers and homeowners blowing leaves/yard clippings into the lake and into the roadways instead of bagging and removing. Do the storm sewers in Hampton Lake drain into our Lake or into the May River? Is it recommended for members to blow the organic matter into the lake since we are already discussing the dredging of the lake at a future point? I would be happy to deliver flyers to households to help communicate whatever the best practices are to preserve our Lake and River</p> <p>Question 2: I thought we were going to post signs at the nature trail stating they were for foot traffic only. Where are we in that process?</p> <p>Question 3: Other neighboring developments have signage indicating the development is for members, invited guests and scheduled contractors only. What is our legal exposure if someone is injured at our pool or trails without having this policy</p>	12.5.21	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. 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. All storm drains do lead to the lake or other storm water retention ponds throughout the community. Landscape contractors are contracted with each individual owner. It is the responsibility of every owner to inform their landscape company of our guidelines and ensure that the work is done properly. Lawn debris or any debris should not be blown or put into the lake or storm drains. Owners witnessing this type of activity should report it to the ARB or other members of the management team. We plan to install a bike rack along with signage regarding foot traffic only by end of 1st quarter 2022. There is little difference in legal exposure with or without the additional signage you suggest.d

		<p>clearly displayed?</p> <p>Thank you for your time.</p>		
frank	sutton	<p>I would like to fully understand the gamerules/organizational charter at HL. For example, when submitting a noticed violation form (in this case the subject was pets) I note that it goes To Gail G. who I believe is the Director of the Architectural Review Board (ARB). Does Gail also have another "job"/title connected with the enforcement of Hampton Lake Rules that have nothing to do with architecture? thanks</p>	12.19.21	<p>Gail Garbett is the director of the Architectural Review Board and administrator of the Compliance Committee. The ARB has responsibility for administering the HL Design Guidelines, providing administrative approval of minor home modifications or additions, boat slips, bulk heading and landscaping in Hampton Lake, and monitoring homeowner and builder compliance to ensure enforcement of the Community Wide Standard (CWS) and rules. When a member submits a violation notice, it goes to Gail because a significant percentage of reported violations are directly related to design guidelines and/or related rules, such as outside lights left on all night, or landscaping or trash infractions. Depending on the nature of the report, Gail may forward the violation to the general manager or assistant general manager, but she is almost always the person that issues the citations and tracks their status. In addition to individual members who report violations, the Compliance Committee and a part time ARB office staff member inspect properties and report violations to Gail for review and to issue citations where appropriate.</p>
Donna	Ranck	<p>I frequently walk around the track. Unfortunately, I keep coming across bicycles blocking the path between Castaway Drive and the track, near the basketball court. I should not have to walk in the grass around these obstacles. The path should be kept clear. A while back I had suggested placing a bike rack in this area. I was informed that it was not planned so could not be done which seems like a similar response given to many member's suggestions for improvement to OUR community. If a bike rack cannot be installed, perhaps a sign can be put in place such as "no bicycle parking on path" or "no obstructing path/sidewalk", to keep this from continuing.</p> <p>Signed:</p> <p>A Very Aggravated Member</p>	12.19.21	<p>We have purchased a bike rack which was recently placed in the area between the parking lot and the pickleball courts near the track. Our expectation is for bikes to be parked in the rack and not be left blocking sidewalks and paths. Please notify a member of the management team when you notice safety issues.</p>

Deb	Davis	<p>When can we expect the AC to be fixed in the Gym and Class room?</p> <p>Thank you</p>	12.19.21	The Aerobic Room HVAC has been serviced and is functioning properly.
Debi	Franklin	<p>Would you please add a date to the Backwater Bill's update so that we can see what is new and what is just the same? We are all anxious for news on this.</p> <p>Thanks.</p>	12.19.21	We would be happy to add a date to the Backwater Bill's update. Thank you for the suggestion.
Robert	DiMacro	<p>Why was the custom stone roadways removed both at the Old Miller Road and Hampton Lake Dr. entrances? We are upscale community with beautiful grounds and esthetics: Why has the board chosen to degrade our entrance appeal rather than improving it and doing so without membership knowledge or consent?</p>	12.26.21	The removal of the stonework from the Old Miller and Hampton Lake Drive gates was due to cracking and safety. During an insurance safety inspection, it was recommended that the stonework be removed for liability concerns much like the circle at our Lakeside Amenities. Evaluations from various insurance carriers also noted that the stone is a liability, which is why it has been replaced.

Ann	Sandve	<p>Hi, I have a few questions relating to grounds and facilities and also the Lakeside Pool.</p> <p>1) I just noticed that the brick pavers at the Hampton Lake entrance was covered with asphalt. I'm sure that was less costly than replacing the brickwork, but it really diminishes the entrance appeal. Were there other considerations other than cost that went into this decision?</p> <p>2) I'm really glad that the sidewalks and curbs are being power washed. I'm assuming that the sidewalks aren't finished as there are still places (at least a foot wide) that still need to be cleaned. Please confirm.</p> <p>3) Is the Lakeside pool open? I don't recall this being addressed in the Backwater Bill updates, other than it was closed. If it is still closed, what is the timeframe for reopening?</p> <p>Thank you!</p>	12.26.21	<p>1. The removal of the stonework from the Old Miller and Hampton Lake Drive gates was due to cracking and safety. During an insurance safety inspection, it was recommended that the stonework be removed for liability concerns much like the circle at our Lakeside Amenities. Evaluations from various insurance carriers also noted that the stone is a liability, which is why it has been replaced.</p> <p>2. The contractor will be completing the concrete curb and sidewalk cleaning the week after Christmas. They will be working at the Hampton Lake Gatehouse once decorations have been removed. One other small area to complete will be the Lakeside amenity parking lot.</p> <p>3. The Lakeside Pool is currently open.</p>
Sandie	Jackson	<p>What has happened to our new food and beverage manager? I have been out of town, and when I got back I was told he quit. When are you going to let our community know what has happened?</p>	12.26.21	<p>When an employee leaves, we typically do not make an announcement. There are many reasons why staff depart and in some cases, the matter could be considered confidential.</p>
Walter	Perkowski	<p>Now that power is restored lot the building Will the screened porch be available for use asap? This is the perfect time for those fires...</p> <p>Thank you</p>	12.26.21	<p>The fireplace is typically lit during Backwater Bill's hours, allowing for the staff to monitor the fire. Once the restaurant and Lakehouse reopens, we can resume lighting it for the members.</p>

Kristin	Liskow	<p>The rock/sand improvements around Crystal Lake look great!</p> <p>One suggestion to consider would be to place 3 tiki huts on other large beach area on lake to match the other side existing ones. It would add shade for those wanting and also utilize that area to everyones benefit more.</p>	1.9.22	<p>We are happy to hear that you are pleased with the improvements to Crystal Lake. While there are no current plans or funds budgeted for additional changes to the area, suggestions like the one you proposed may be considered by our new board of advisors for future funding.</p>
Gary	Rieger	<p>We have a daughter and son-in-law that live in Sea Pines. As a direct family member, I'm able to obtain (for \$6 annually) a family decal for my car that allows us to drive right through security. To avoid abuse, Sea Pines requires the property owner to make a written request specifying relationship prior to issuing the decal. When they come to visit us, the most we can give them is a month long gate pass and even with that, the process to get through the gate can be lengthy.</p> <p>Has any consideration ever been given to adopting an approach like the one at Sea Pines? For those of us with close family members nearby, it would be very helpful.</p>	1.9.22	<p>We have no plans to issue permanent immediate family member guest passes to family members living outside of Hampton Lake. The free monthly pass protocol was created to accommodate this situation so members would not need to create a new pass for each visit. Our ABDI Gate Access system should make it easy for owners to keep all approved guest lists up to date utilizing your mobile device.</p>
Nanci	Watsky	<p>I would like to know what is going on with the mail? I have not received mail in 4-5 days!!!</p>	1.9.22	<p>It is best to contact the post office to clarify any mail delays to your home. Hampton Lake Management does not have authority over the mail service.</p>

Virginia	Murray	On several occasions I have noted heavy trucks with construction equipment using the wooden bridge on lake bluff drive, recently a huge flatbed carrying an earth mover took up the entire bridge. I'm sure this bridge was not intended to carry such loads. Is there any discussion of weight limits for this bridge as there is an alternative route. Large trucks should be notified on entry that there is a truck route and fines imposed for ignoring the rule.	1.9.22	The bridge is engineered to accommodate large vehicles. However, we are working to get appropriate signage to limit some commercial vehicles to extend the life of the bridge.
Gayann	Thomas	Why have not event been written on the Board at the Hampton Lake Gate?	1.9.22	Events are normally posted on the marquees at both gates. This practice will resume this week.
chuck	atkins	The small rental skiffs/fishing boats are in terrible shape, filthy, seats stained and dirty. Rental of boats is a great idea for residents that don't have an available dock. Is there a plan to replace them or clean and maintain them better?	1.15.22	The community association has 2 rental skiffs one which is out of commission and waiting for a part for repair and one that is currently available for rent. The association also has a third skiff which is used for community lake maintenance and other various lake related tasks. We have a maintenance and cleaning schedule that we adhere to for all boats. We plan to do a deep cleaning prior to the return of nice weather this spring.

Al	Rudnickas	<p>1. With residents' vehicles having the RFID tags now, what purpose do the annual vehicle decals serve?</p> <p>2. Why is a copy of vehicle registration collected from owners each year? It would seem that ensuring that a vehicle is properly registered is a function of the state, not Hampton Lake. In a similar vein, if HLCA is ensuring that motor vehicles are properly registered, why does HLCA not ensure that boats are properly registered with the state (most are not)?</p>	1.15.22	<p>The RFID tags serve as a mechanism that allows the member only gates to open or enter when the gate is unmanned. The decals serve as an additional security measure that allows immediate visual recognition when the member is entering the gate without the use of the RFID tag, or during patrol. Hampton Lake uses vehicle registration as a way of verifying member ownership of a vehicle and being able to identify who owns a vehicle when necessary.</p>
Paul	Bergeron	<p>Contractor carelessness. On Sunday January 9 while driving on Hampton Lake Drive between Sweet Marsh Court and the back gate my car tire picked up a 1 inch by 2 inch strip of metal (stainless steel) ruining the tire. The metal strip was identified as a contour scraper blade that most likely came from a construction site. Does anyone communicate with the contractors to ensure the greatest care is taken to avoid this type of debris ending up in the street? Since this metal strip is stainless steel a magnet would not detect it.</p>	1.15.22	<p>Contractors are required to police the road near their construction site each day. However, policing all of the contractors to ensure that they do it, is nearly impossible. 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. Additionally, in an effort to improve and eliminate debris throughout the community, our new landscape contractor Palmetto Coastal, operates a street vacuum sweeper truck once per week and also deploys the magnet 4 times per week.</p>
Michael	Palomba	<p>Are there any plans to install dog waste stations along Flatwater from the circle to the bridge, as well as by the front gate ?? If so what plans do we have ? Thank you, Mike Palomba</p>	1.15.22	<p>Two new pet waste stations are scheduled to be placed by the end of next week. One is planned on Sand Lapper Cove Court and another at the mail kiosk on Flatwater Drive, near that Flat Creek Drive gate. We have no further plans to add additional dog waste stations.</p>

JAMES	MELIA	There have been no bags in the pet waste stations near around the Parkside amenity area for the past month. Any resolution planned or is this the new norm?	1.15.22	Our new landscaping contract, Palmetto Coastal, was waiting for the keys to the dog waste stations to be issued to gain access. This has been rectified and keys have been issued to them. There should not be any issues with the dog waste stations moving forward.
RICHARD	EVANS	My comments are re: the fitness center & security companies which were recently replaced. All of us who use the fitness center regularly will miss Tracy & Brooke, They were great, Many of yo.u remember Kevin when he was here as a fitness trainer a couple years ago (pre covid) & hated to see him leave. Today & Monday I had the pleasure of meeting Amelia and Monte at the front desk & they are great - very personable, outgoing & friendly. Good job, Kevin & you're great too! Not sure exactly when the new security company took, But, the new people were out their actually standing, smiling & fly the flag & looking at our decals instead of sitting on their chairs where there is no way they could see our stickers. I drove in tonight at 6pm & the security guard supervisor & a guard were in front of the guard house actually folding the US Flag. I stopped & thanked them as I know that was not done before. He told me ha had been a color guard. If we could get a light & fly the flag 24/7, O0rah!!	1.30.22	We're glad to hear that you're pleased with the changes and thank you for letting us know.
Don	Gazzale	<p>This is a follow-up request to placing a pet waste container near the Flat Creek entrance. It was mentioned that one was planned last year; when will it be installed?</p> <p>Thank you for helping keep HL clean!</p> <p>Don</p>	1.15.22	Two new pet waste stations are scheduled to be placed by the end of next week. One is planned on Sand Lapper Cove Court and another at the mail kiosk on Flatwater Drive, near that Flat Creek Drive gate. We have no further plans to add additional dog waste stations.

Jim	Hoyt	I was very pleased to hear at the Jan 13 2022 BOD meeting that \$100,000 has been earmarked for the enhancement of the Flat Creek Gate entrance. Will a flagpole be included in the plans?	1.15.22	Currently, a flagpole is not planned. This may be considered in the future.
Lillie	Pagani	When will the new radar system be activated? My biggest complaint in our community is speeding mostly by my fellow residents. I understand that a radar system will be installed and tickets/fines will be issued. Hopefully the major areas to be monitored are the open longer roadways such as Hampton Lake Dr near the Old Miller gate and Flatwater Dr in some spots as well as Hampton Lake Crossing. The speeders appear to be oblivious of the posted limits and get extremely frustrated when following someone going the speed limit. This is a neighborhood not a highway. I'm looking forward a crackdown on speeders.	1.23.22	Securitas began gatehouse services on January 7, with an increase in patrol reports. We have several new patrol officers that are ex law enforcement. In the next few weeks, you will see an increase in speed control with radar. We ask all owners to slow down and obey the speed limits. Because of the programming necessary to interface with our ABDi System, our contractor advises it will be several months before the new radar system is activated.
GARY	SHEPHERD	The budget documents for HLCA are interesting and useful. However, they don't include the budget for the Lake Maintenance Corp, to which HLCA contributes that vast majority of funding. Can you please post those budgets for the past couple years, and going forward annually? Or, if they are on our website, point out where? Thanks.	1.30.22	Hampton Lake's financial contribution to the Lake Maintenance Corporation is included in the HL budget and financial reports, which are on the HLCA web site under the BOD Financials tab. You can find the numbers under the "community services" budget line item 6085 "Contract Services – Lake" The HLCA budget line is 83% of the LMC budget. We are considering adding LMC Board meeting minutes and annual financial reports to the HLCA web site, but to date that project hasn't begun. However, we are happy to email the reports to any member who asks for them. We will email them to you.

frank	sutton	How about a new update to BWB etal? IE;by now, one would expect to know the Fire Dept stated cause of the fire? The Insurance claim status? The current state of repairs? and an update on the future restoration process/plan? thanks	1.30.22	An update appears in this week's Weekly Update.
Kim	Meiklejohn	When will the sign coming into Hampton lake from Hampton lake drive have actual information posted?	1.30.22	We are waiting on an order for additional letters that fit our new board, and some modifications to the letter holders are scheduled. Once we receive the new letters and the necessary modifications are completed, the gatehouse will update the sign with our current events. In the meantime, all "save the dates" for events are located in the Weekly Update, which goes out each Sunday at 5pm.
Larry	Taylor	It used to be a requirement that builders put up screening around the dumpsters and portapotties. Is that still a requirement. If so, can it be enforced as none do it now?	2.27.22	Dumpsters and port-a-lets are not required to be screened. We have had some builders, in the past, screen their port-a-lets and dumpsters and majority of the trash accumulated during construction failed to get in the dumpster. This made maintenance of the construction site very difficult.

Carmen	Manning	In the latest Sunday information flyer, an attachment explaining in detail the background for the speed limit for Hampton Lake was included, however, a simple map outlining those areas designated 20 mph was not provided. Please note I fully appreciate the need to drive safely and in accordance with policy, but it is also important that the policy is clearly understood. Would you please provide a clear map as I think it would be very helpful?	1.30.22	We will ask the Grounds & Facilities Committee to consider making a map. The speed limit in Hampton Lake is 20 mph everywhere unless posted otherwise. The highest speed allowed is 25 mph on portions of Hampton Lake Drive, portions of Flatwater Drive and portions of Lake Bluff Drive, all are posted with signs. The speed limit on the wooden bridge and its approaches is 15 mph. This is also posted with a sign.
John	Ryan	Why are commercial vehicles still allowed to use both entrance gates?	1.30.22	The goal is to reduce gate traffic backups and reduce construction traffic on our roads by enabling trucks to travel the shortest route from the gate to their construction site. Enabling all construction type traffic to get to their destination as expeditiously as possible is for safety and to reduce traffic overall.
Don	Gazzale	<p>Comment:</p> <p>Until the implementation of a motor vehicle ticketing system is complete, please consider snapping a picture of the speeder's vehicle - and license plate if possible - with your mobile phone.</p> <p>For those drivers that wish to speed thru our HL neighborhood - vendors, residents, contractors, etc. - we can all help slow them down with both home security and cell phone camera pictures.</p> <p>Thank you.</p>	1.30.22	As we wait for the upgrade in technology and the purchase and installation of the new speed camera, our patrol team will be utilizing radar to enforce the speed limits within Hampton Lake. The devices are ordered and our new team will be trained on the devices as soon as possible. We encourage members to report speeders to Security as quickly as possible and with as much detail as possible. If you have a picture, that would be helpful as well.

Doug	Tulloch	Is there a way to see archives of the member Q&A?	1.30.22	A searchable archive of all the Lakeviews questions and answers can also be found on www.myhamptonlake.com on the Welcome page. You can find copies of all BOD Meeting Minutes from the past couple of years, which include summaries of the member Q&A portions of the meetings, on our member website – www.myhamptonlakeclub.com – under the BOD Tab, Meeting Minutes.
Steven	Hounam	<p>As a Hampton Lake resident, I was a bit embarrassed today to enter neighborhood and see that someone has deemed it appropriate to greet all of our residents & guests immediately upon entry with the abrupt sign message, "JANUARY - RULES STRICTLY ENFORCED."</p> <p>I understand that by principle, one should expect our neighborhood rules to be enforced. I would however request that those in charge of putting out public messages that represent our neighborhood (and those of us who live within it) please do so in a more tactful manner. I'd like to believe these public message boards could be much better used to promote a more positive welcome upon arrival with information that reinforces why we love to live here rather than promote messages of such negative or threatening reinforcement connotations.</p>	1.30.22	The wording on the sign was indeed unfortunate and not the image we would like to project. Our new gatehouse and patrol company posted the message as a warning to contractors, as a partial response to the number of violations occurring. Their intent was to put contractors on notice. We have removed the message.
Laurel	Simon	<p>Questions on booking Pickleball courts:</p> <p>1) I frequently see "not available" in some of the time slots. I've been told that this might be a carry over from tennis courts holding slots for maintenance? If this is in fact what "not available" refers to, can we please eliminate this since there is no maintenance done on Pickleball courts and it unnecessarily blocks court time that we could use. If that isn't what it means, can you please explain?</p> <p>2) It's frustrating when courts appear booked, but people don't show up and don't bother to cancel. Is there a method we could implement to avoid this? Perhaps we could show the last name of the person who has booked the court in the booking slot to ensure compliance?</p> <p>3) The bleachers that have been placed next to the</p>	2.6.22	<p>There are three situations where "Not available" appears on the scheduler:</p> <p>(1) When you have selected a "Booking Length" that is longer than the available slot. For example, if you select Two Hours as the Booking Length, and the court is already booked from 9am to 10 am and then 11:30 to 12:30, the one and a half hours from 10 am to 11:30 am will show up as Unavailable, because it is shorter than two hours. Selecting a shorter Booking Length will change how it appears, and it will show up as available.</p> <p>(2) When the time has passed. For example, if you check the scheduler at noon, unbooked time before noon will show up as unavailable.</p> <p>(3) When the time is too far in the future. Members may reserve a court up to 7 days in advance. If you look at a date that is more than 7 days in advance, it will show up as Unavailable, except for things like clinics, private lessons, or authorized USTA matches that may be scheduled more than 7 days in advance.</p> <p>It is frustrating to hear that courts are booked and then not used. If members see that a court is booked but not being used, please report the court number and time to the Fitness Center staff promptly. As per the Tennis Policy posted on the HLCA website, members who fail to cancel their court reservation will be fined \$3.00 for the first occurrence and \$6.00 for each subsequent occurrence. Members who are fined three times in a 12 month</p>

		courts are a great idea, however, they are clearly sized for kids not adults. Is there any plan to put in adult sized seating?		period will lose court privileges for 3 months. The Fitness & Recreation Committee is looking into the bleachers.
Judith	Weidler	When will Lazy River pool be open and when will it be heated?	2.13.22	The Lazy River Pool is currently open and remains open year-round. The pool is typically heated in the spring around the end of March depending on the weather. If the weather is predicted to be mild enough for members to want to go in the pool, it will be heated.
Gary	Liskow	What/when are the plans for the new entrance landscaping improvements and what will they involve? Larger Palm trees, shrubs like at others in Bluffton?	2.13.22	Landscape improvements at our Flat Creek entrance is a high priority. Before we changed to our new landscaping company, our previous contractor, Landworks, had submitted a proposal to upgrade our new entrance. However, when the landscape contract was awarded to Palmetto Coastal, it was decided to use our current contractor for maintenance responsibilities and to honor any warranties. We have since received a very robust proposal from Palmetto Coastal, which unfortunately, does not currently meet our objectives. One important objective is to preserve the view of the lake as you enter the community. We have asked Palmetto Coastal to submit a revised proposal. Once we have that, we will convene a work group consisting of members of the Grounds & Facilities Committee who have strong background in landscaping, including several Celmsen-certified Low Country Master Gardeners. This group will work with members of the board of directors and our general manager to help guide the finalization of the plan. The budget for this project is approximately \$100K for 2022 with the possibility of additional phases in subsequent years. We will share the plans once they have been agreed upon.

Al	Rudnickas	I noticed the makeshift irrigation systems that connected unburied PVC pipe to fire hydrants have been disabled throughout HL, with the valves and PVC pipe being removed from the hydrants. Did this happen because the water connections have been buried and connected to the main? If not, what's the plan for irrigation at these sites?	2.27.22	The temporary construction backflow devices mentioned, were installed with required deposits by the developer. With the nearing completion of the property transfer process, the developer had them removed. HLCA has now directed BJWSA to install permanent normally metered backflow prevention systems to the sites recommended by our landscape contractor.
Larry	Taylor	Several weeks ago I asked why dumpsters and portapotties were no longer screened. That hasn't been answered. Is that no longer required?	2.27.22	Dumpsters and port-a-lets are not required to be screened. We have had some builders, in the past, screen their port-a-lets and dumpsters and majority of the trash accumulated during construction failed to get in the dumpster. This made maintenance of the construction site very difficult.
Myles	Schulberg	Why is there one Declarant BoD member, and if the answer is that it is provided for in the HL Charter, what was the reason for that? Does that Declarant BoD member have any greater authority than the property owner BoD members, such as veto'ing majority decisions contrary to his/her own?	3.6.22	You are correct, the HLCA Charter gives the declarant the right to appoint a director to the HLCA Board of Directors (By-Laws 3.3(c)(ii)) for the next two years. The declarant member has one vote as does each of the six elected members of the board of directors. However, the declarant retains additional rights during the next two years, and during the Development and Sale Period, which ends not later than March 2036. Included is the right to disapprove any action, policy or program of HLCA, the Board, or committee that in his sole judgement impairs declarant or builders' rights. HLCA is required to provide notice of any such changes (By-Laws 8.2). A recent edition of In the Know outlined the rights that the declarant retains after turnover. Members can read past editions of In the Know by clicking Other Resources under the BOD tab of the HLCA website.

Andrea	Pruitt	I called the gate the other day to get a pass for an appliance guy who was coming to fix my dishwasher. The person I spoke to said that if they were coming to do an estimate that was fine, otherwise they would need to purchase a "day pass" in order to do work at my house. What's up with that? I understand for vendors like painter and construction that will need to park multiple cars on the street, but why the appliance guy? What's the aim of having them purchase a day pass?	03/13/22	Rule 2.1.1 of the Hampton Lake Rules & Regulations states: 2.1.1 All persons entering Hampton Lake who are not guests of a Member and are performing a service for a fee are required to purchase either a day or annual pass. Gate passes for domestic service workers (e.g., health care providers, house sitters, house cleaners, and pet sitters) are available at half the regular price for commercial passes. Baby sitters are exempt from this requirement and may be issued a guest pass each time they baby sit. The fee applies to all service providers and contractors who receive payment for work done in Hampton Lake, regardless of whether they park in the street or in your driveway. The fees collected from those who earn money working at Hampton Lake help to offset the costs of operating the gate and patrol services. The revenue from gate fees would otherwise have to shift to all members in the form of increased assessments.
Al	Rudnickas	I reported a broken lock on one of the package lockers the Crystal Lake mail kiosk to management on February 11. To date I haven't received a response from and the lock hasn't been repaired. Who is responsible for maintenance of the mailboxes at the kiosk, HLCA or the Postal Service?	03/10/22	The Postal Service is responsible for maintenance and repair of the mailboxes. Following your report, the broken lock was reported to the Post Office. The Post Office said that the maintenance person was coming out the following week and we are just learning now, from your submission, that it was not taken care of. It has been reported again. Thank you for reporting this. LRT 3/10/22
Walter	Perkowski	Not on our property but just past fence line to apartments there appears to be some work going on adding a dock or spillway. I'm unsure but thinking we are aware. Can you fill us in? Thanks	4/10/22	Eastman Marine is staging material and loading their barge for the spillway work that is underway. As reported in the last three Sunday Community Updates since March 20, Hampton Lake Maintenance Corp has contracted Eastman Marine to bring our rock spillways to design elevations. The work started March 17th on the spillway between Fish Dancer Court and Anchor Bay Court. Six of these spillways are located under the Fish Dancer nature trail wooden footbridges on the lake berms. This work was also discussed at the Annual Meeting on March 29.

Carol	Malazita	What can be done to keep pickleball court #4 from flooding after any rain? The back corner of the court is flooded along with areas of the grass surrounding that corner and along the path that leads to courts # 1 and 3. Thank you.	3/27/22	<p>In the short term, Palmetto Coastal will be submitting a drainage plan for removing the water off of Court 4. In the coming week, they will be inspecting the irrigation and making any needed adjustments to reduce the overspray onto the courts.</p> <p>A longer term solution involves a more comprehensive plan to improve the pickleball facilities and address traffic wear patterns and overall drainage around the courts. This will be initiated once we have a clear understanding of the resurfacing of the courts as part of the property transfer from the declarant. We believe that the resurfacing may result in undoing whatever changes we make now, so to avoid any newly created issues, we are holding off on implementing any major changes to the surrounding area.</p>
Rodney	Hamblen	<p>I have a question regarding the maintenance to bring the lake's spillways to design elevations. Given the lake level that the current spillway elevations provide, after the work is complete will lake level be increased or decreased and by how much.</p> <p>Thank you.</p>	3/27/22	<p>The purpose of the work on the spillway is to maintain the lake at the level it was designed. The designed high water level is approximately 16 feet above sea level, or to be more precise, EL16 on NGVD29 datum. The datum measurement is a standard used by the National Geodetic Survey, which provides the framework for all positioning activities nationwide. The lake water levels routinely fluctuate +/- 2 inches due to rainfall and evaporation (i.e. a 4-inch range). Currently the lake is at or close to design level and water is flowing over most spillways. After the work is complete, water will flow over some spillways but not others. There is a designed 7-inch difference between the top of the lowest and highest spillways to manage stormwater flows. During long periods of no rain, lake water level is expected to fall below its design level.</p>
GARY	SHEPHERD	I observed Eastman installing the sheet piling this past week near Anchor Bay. After they had completed driving the sheets to elevation 16, the spillway slowly filled with water that, presumably, had been infiltrating through previously. After new rip rap is placed, this will look great and work as it should. My question is - when all are complete, how many inches can we expect the lake to rise compared to the uncorrected spillway elevations?	4/10/22	<p>The purpose of the work on the spillway is to maintain the lake at the level it was designed. The designed high water level is approximately 16 feet above sea level, or to be more precise, EL16 on NGVD29 datum. The datum measurement is a standard used by the National Geodetic Survey, which provides the framework for all positioning activities nationwide. The lake water levels routinely fluctuate +/- 2 inches due to rainfall and evaporation (i.e. a 4-inch range). Currently the lake is at or close to design level and water is flowing over most spillways. After the work is complete, water will flow over some spillways but not others. There is a designed 7-inch difference between the top of the lowest and highest spillways to manage stormwater flows. During long periods of no rain, lake water level is expected to fall below its design level.</p>

Marie C	Miniter	<p>Is there a reason why the Port-a-Potty was located in front of the Hampton Lake sign at the Flatwater entrance?</p> <p>It seems it would be a bit more fitting to have it at the parking or working area for the contractors.</p> <p>We all have guests that visit and I feel this is adding to the</p> <p>detraction of that entrance. "Welcome to Hampton Lake" with a port-a-potty to greet you?</p>	4/3/22	<p>The piece of property on which the monuments stand is not part of the property that has been conveyed to HLCA. It is owned by the developer, as is the commercial property. The port a potty was presumably placed there by BJSWA for the workers working on the BJWSA pipeline along Bluffton Parkway. We have asked BJSWA move the porta a potty to another location, however, they are not required to do so because utilities have an easement to perform this type of work.</p>
Thomas	Shelford	<p>The acoustics in the Barn are very poor. It is difficult to hear unless you are sitting up close to the speaker. The electronic speakers emit only squeals. Are there any plans to correct this problem?</p>	4/3/22	<p>We agree that the acoustics in the Barn need work. During the Annual Meeting, there were two issues, one being the acoustics in the Barn, the other being problems for members who signed in remotely using Zoom. Inside the Barn, the sound quality is sub-optimal because of the high, peaked ceiling and the lack of soft surfaces to absorb sound. We have researched various products, such as acoustical tiles, baffles, and other forms of sound absorption. A sub-committee consisting of members of the Grounds & Facilities Committee and Food & Beverage have been asked to make a recommendation. We determined that the problem that affected many members who participated in the Annual Meeting remotely was due to a mis-connection between the laptops and the sound source. We apologize for the poor sound quality and have put several measures in place to avoid the problem in the future. We are also looking into whether different equipment would work better.</p>
Kim	Meiklejohn	<p>It has been reported that BWB may open in 4-6 weeks - my impression is the 4-6 weeks being a conservative guesstimate. Six weeks will take us into mid May. With that in mind what will be the plans for the Tower Bar - will it be open, will it be able to serve food and beverages? If so what kind of food can be served?</p>	4/10/22	<p>The 4-6 week timeframe is the contractor's estimate for the remaining work. The work to reopen Backwater Bill's has been ongoing since November, starting with clean-up and removal of the shed and damaged electrical, HVAC and refrigeration units. In the intervening months, structural and architectural plans have been drawn, approved and submitted to the Town of Bluffton. Replacement HVAC and refrigeration units ordered, and extensive electrical work has been done. The storage shed has been replaced, improvements to the drainage and sewer connections have been completed, and extensive foundational concrete work has been done to prepare the area for the construction of the new raised structure that will house the HVAC units. Now that the Town of Bluffton has issued a permit, the remaining work can be completed. The other major item yet to be completed is installing HVAC systems for the entire building on top of the structure once completed. Since there is no HVAC for the kitchen, food service will be very limited. We intend to open the Tower Bar for limited weekend beverage service with some snacks; our team is working on a menu. These openings will be announced through our updates and will depend on several factors including weather, events, and staffing levels. The first day of Tower Bar operations is scheduled to be Saturday April 8 for Market Day.</p>

Larry	Isaacs	Will any consideration be given to installing boat slips. I realize we have the dry dock available but putting in boat slips (perhaps in the area near the camp ground) would allow a limited number of individuals who do not live directly on the lake to have(rent) a slip to house their boat. I would suspect that such an arrangement would further increase the value of a home when not located directly on the lake. I know places like Moss Creek have such an arrangement as well as several developments on the island. Would be a win-win situation. More income for the HOA (rental income) and higher home values for those not living directly on the lake.	4/10/22	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 declarant several years ago. There appeared to be very little interest. Coupled with the limitations on where such a space could be situated and the significant expense of building boat slips, it remains apparent that the overall community would be better served if the funds were used for other purposes that could be enjoyed by a larger number of members. If demand warranted, additional rental boats can be made available. Renting a boat can be a far more cost-effective option than renting a boat slip.
Carol	MALAZITA	I am concerned about cyclists riding on Flatwater Dr. where there are several homes under construction. There are trucks and cars on both sides of the street, and I have encountered several cyclists riding down the middle of the street. Can it be suggested that cyclists try to avoid streets with heavy construction vehicles present? Thank you.	4/7/22	We have frequently posted reminders to members, including drivers and cyclists, about bicycle safety. We will post a reminder again, but it must be noted that there is no rule prohibiting cyclists from riding in the street.
Mona	Souza	You have noted that Hampton Lake Maintenance Corp has contracted Eastman Marine to bring our rock spillways to design elevations. Will this effort deal with the swamp-like condition in the nature preserves that is killing the trees? If yes, please explain how. If not, is there a plan to deal with this issue that is destroying the intended beauty of the preserves.	4/24/22	The property at 7 Hampton Lake Drive is not within the Hampton Lake community, it is the address of the Sequel real estate company. As this parcel is not part of Hampton Lake and is privately owned by another entity, we have no information about the change, but have observed its use to date has been neighborhood commercial with a real estate sales office.
Anthony	Lavista	The common grounds around the barn area (field and grass area along sidewalks) are very bare. Are there any plans to add sprinklers and grow grass in these areas? They are quite unsightly.	4/24/22	While many of the common areas around our Parkside amenities are irrigated, there are roadside areas in which irrigation was not installed. This is true for many areas throughout the community. Budget priorities for this year have been focused on improving the entry at Flat Creek Drive, which is now in progress. We will evaluate other landscaping needs with the recommendations from our new landscape contractor and Grounds and Facilities Board of Advisor Committee. No current plans include additional irrigation.
Karen	Casey	In the minutes of the BOD meeting on January 13,2022, it was stated under Flat Creek Drive gate landscaping "We will share the plans once they have been agreed upon." The schedule for installation was circulated but no plan circulated. Are we going to be able to view the plans before installation? How has the design been decided without community input?	4/24/22	The plans were shared at the Annual Meeting on March 29. Community input was obtained by convening a work group of members who have a strong background in landscaping, including several Celmsen-certified Low Country Master Gardeners. This group worked with members of the board of directors and our general manager to help guide the finalization of the plan. The budget for this project is approximately \$100K for 2022 with the possibility of additional phases in subsequent years. Drawings were included in the Annual Meeting presentation, which are available on the HLCA website.

Mona	Souza	I saw a notice recently from the Town of Bluffton about an April 13, 2022 Development Review Committee Meetings saying the Hampton Lake Development Master Plan is under review to change 7 Hampton Lake Drive from residential to neighborhood commercial. Could you explain where this parcel is located, what it means, and why it was proposed to be changed. Were any decisions made?	4/24/22	The property at 7 Hampton Lake Drive is not within the Hampton Lake community, it is the address of the Sequel real estate company. As this parcel is not part of Hampton Lake and is privately owned by another entity, we have no information about the change, but have observed its use to date has been neighborhood commercial with a real estate sales office.
Gary	Liskow	Why is the water level so low at Crystal lake? It looks about 24 inches lower then usual. Is the fill pipe blocked? Secondly, will the ugly black drainage pipes coming from pool area be covered with sand?	5/1/22	Crystal Lake's primary source of water is rain that falls directly into Crystal Lake as well as some runoff from areas directly adjacent to the lake. Typically, 1 inch of rain raises the water level by 1 inch. Since the project around Crystal Lake has been completed, sources of runoff from the surrounding area has been eliminated to protect the water quality in the lake. There is a well feed that has been turned on however its capacity is limited. Normal evaporation will reduce the water level between 1 to 2 inches per week depending upon the season. The black drain pipes into the lake are a part of the stormwater drainage system design and are important in preventing the erosion that was occurring on the slope near the pool when they were previously covered and blocked.
Myles	Schulberg	What is the price of an annual commercial sticker and which dates does it cover? If a commercial entity has multiple vehicles coming into HL, do they have to purchase multiple commercial stickers for each of their vehicles at the per sticker price?	5/15/22	The prices for an annual commercial decal are as follows: Class I - 4 wheeled vehicle = \$170 Class II - 6 wheeled vehicle = \$270 Class III - 8+ wheeled vehicle = \$370 Domestic services (Babysitters, dog walkers, home health aides) - \$65 The period covered is January 1 through December 31, and the cost is halved after July 1. If a company has more than one vehicle entering Hampton Lake, they must purchase a decal for each vehicle, or pay for a daily pass. Daily passes are: Class I - 4 wheeled vehicle = \$10 Class II - 6 wheeled vehicle = \$25 Class III - 8+ wheeled vehicle = \$35
Rodney	Hamblen	Across from our driveway is what appears to be an underground water pump, above ground pressure tank, controls and metering along with PVC piping that have been in disrepair since we purchased our lot 6+ years ago. Currently the pressure tank is lying on its side and looks like trash in the swamp hidden somewhat by trees/bushes/grasses. Given the standards we homeowners must meet I'd like to see this unsightly junk removed and disposed off. There's a similar system along the north side of Fording Court where the road goes east/west which is in better shape but there is pvc pipe run on top of the ground falling apart just a few feet into the pine trees east of this pump. I've seen this junk/retired system long enough to ask that it be removed. If it's functional are we using these fresh water wells for irrigation or some other purpose?	5/1/22	These are irrigation wells and were installed by the developer primarily to irrigate the roadside vegetation. Our BoA Grounds and Facilities committee along with our landscape contractor is in the process of evaluating these systems to determine if they are needed to irrigate our common areas. Once their evaluation is complete, the systems no longer deemed useful will be disposed of.

Rodney	Hamblen	<p>My understanding is that a franchise agreement exists between Hampton Lake, Palmetto Electric, and the city of Bluffton that prohibits a connection to the nearby natural gas main and restricts the use of propane to just cooking and/or for a fireplace.</p> <p>However I see many prohibited uses of gas (propane) in our community and I continue to see new construction with prohibited gas appliances being installed.</p> <p>1) Is this a correct summary of the agreement?</p> <p>2) Why are new homes still being built with prohibited gas appliances?</p> <p>3) Who is liable for non compliance to the agreement - is it the individual builder, the owner, or HLCA?</p> <p>4) Has HLCA paid a penalty for non compliance? If so what was the source of funding?</p> <p>5) How is compliance assured when an owner retrofits a prohibited gas appliance for their property?</p> <p>As I understand it gas water heaters (home and pool), gas space heating, gas lighting, gas backup generators, and gas dryers are prohibited by the agreement.</p>	5/1/22	<p>In 2001, BHR Acquisition Company, Winding River B.T.S. and RRZ L.L.C. entered into an agreement with Palmetto Electric to install underground electric utility service to properties they owned at the time and planned for residential development. The HL developer became subject to this agreement when they purchased property included in the agreement and had Palmetto Electric install underground utility service. HLCA has not entered into an agreement with Palmetto Electric. However, the Declarant / developer still has control over the ARB. When new home construction plans are submitted to the ARB by the builders, they are required to follow the agreement which does specify electric space heating, electric hot water heaters and dryers be installed. The community association has never received any penalties and/or fines for builders or owners not complying with the 2001 agreement. HLCA does not review or approve replacement of appliances.</p>
Bruce	Dornseif	<p>There has been, by my observations, a significant increase in the number of Hampton Lake residents interested in participating in many of the fitness center's training classes, possibly due to the attenuation in the prevalence of the COVID virus, an increase in the number of family units at Hampton Lake, and especially with the addition of Kevin Felton as the Spa and Fitness Director. This increase in class interest has outpaced the capacity of the main fitness training room which is 12 people per session, thereby placing Kevin and the other trainers in the awkward position of having to turn people away from classes. Has any consideration been given to expanding (either internally or externally) the size of the main training room to accommodate the increased interest in fitness class participation? The inadequacy of the size of the fitness center class area should be addressed sooner rather than later.</p>	5/8/22	<p>There are no plans to increase the size of the fitness classroom as there is no space to increase the size of the classroom without reducing space for other activities in the fitness center. It is not so long ago that we had to cancel classes due to lack of participation and as you point out, COVID concerns. As we gear up our in-house fitness operation, Kevin and his staff, along with the Fitness & Recreation Committee, are looking at ways to best accommodate members' fitness interests. Class participation is being monitored to help determine when and how we might increase our offerings.</p>

Greg	Moore	<p>In early May 2021 significant harm was done to our water plants for the remainder of the year by observed indiscriminate spraying of shoreline weeds. The result was ugly brown stalks & leaves of thalia dealabata and pontederia cordata as viewed from the lake. These water plants were selected and planted at our expense in 2018 as part of a Hampton Lake pilot project.</p> <p>Questions:</p> <p>When is the next lakeshore spraying of weeds?</p> <p>Can a schedule for Lakeshore weed spraying be announced in advance?</p> <p>Could we and/or other owners with approved shoreline-landscape water plants opt out in order to avoid damage to them?</p> <p>What herbicide or other chemicals are being used? Are these products safe for humans, fish, and reptiles along our shore?</p> <p>Can lakeshore owners be granted permission to apply approved weed-control products to weeds along their property OR can our service provider be more careful to only spray weeds and avoid approved plants?</p> <p>Are there other ways for owners to remove shoreline weeds?</p>	5/8/22	<p>The shoreline was treated lakeside on 4/27/21 for Torpedo grass. The private planting zones were treated to specifically control this very invasive species as we received many complaints and requests to keep it from infiltrating their turf grass. The product used is designed for treatment of grasses, not broadleaf plants like Thalia or Pickerel Weed. The chemical mixture includes a surfactant to allow the herbicide to stick to the target plants. This surfactant can burn leaves on non-target plant species. Our contractor tries to be as careful as possible, with weather conditions and amount of area coverage, overspray does occur.</p> <p>Torpedo grass is very difficult to control, owners can treat on their own. If interested please contact the General Manager for product and instructions.</p> <p>If owners do not want treatment in the landscaped areas, please place a small landscape flag on each end that is visible from the lake. This treatment will occur in May and August of this year.</p> <p>Owners can NOT spray herbicide on aquatic plants as a special license is required. Owners can physically remove weeds on their own shoreline (pull them out).</p>
To	Mclaughlin	<p>When Hampton Lake was originally landscaped a decision was made to plant street trees along the roads in the development. The selected trees are Oak and Bald Cypress that were planted 5-10 feet from the roads. These trees are rapidly growing and have large roots that will damage the curbing and road beds. This is especially true for the Bald Cypress that have roots that break the surface to spawn new growth. My question is does the community have a plan to remove the trees that already have a canopy that extends over the road before damage occurs?</p>	5/8/22	<p>Common property tree removal decisions are made on a case by case basis in consultation with our arborist. The BOA Grounds & Facilities Committee also conducts an inspection of our roads and sidewalks every two years and makes recommendations for maintenance.</p>

Ryan	Gardner	I would like to know the reason why we need to get a new decal on our vehicles every year. If there is no reason that is mandated by the state or government can I please be put in contact with who is making this a rule?	5/8/22	The RFID tags serve as a mechanism that allows the member- only gates to open or enter when the gate is unstaffed. The decals serve as an additional security measure that allows immediate visual recognition when the member is entering the gate without the use of the RFID tag, or during patrol. The annual decal allows patrol to quickly recognize member vehicles and enables easy identification of ownership. This rule for annual decals has been in place since the inception of Hampton Lake and has been essentially re-ratified by management and the Board of Directors with each update to the Hampton Lake Rules & Regulations. As there is no cost for the decals and it is very easy to obtain the new decal each year, there is no evidence that changing the rule is warranted. However, members who wish to initiate a rule change can reference sections 7.2 or 7.3 in the HLCA Charter for details, or see the HLCA BOD Other Reference page on the HLCA website for an In the Know article entitled "How to Make a Rule Change" that was published in 2021
Micki	Underwood	Are electric bikes allowed here AND on sidewalks? Man told me "depends" on who you ask Did you Brian put a quota on tickets for speeding ? I've heard you said "don't want tickets to be a revenue generated. How about "protecting our children and loved ones?"	5/15/22	There is no prohibition against electric bikes, meaning a bicycle with pedals that has an electric assist. Members have always been encouraged to ride their bikes on the sidewalks, however, there is some concern about electric bikes that may require investigation and a possible rule change if it becomes a problem. There is no quota on the number or dollar amount of speeding tickets issued. There is absolutely no evidence that creating a quota for speeding tickets has any impact on reducing speeding or improving safety. The statement about not wanting tickets to be considered a revenue generator was related to the fact that we don't rely on speeders as a source of revenue, we'd rather see the speeding reduced.
Pamela	Giannone	I would like to know how many homes are in Hampton Lake and how many residents. Thank you.	5/15/22	As of May 1, there are 1178 completed homes in Hampton Lake. No census is taken to count the actual number of residents, but we estimate that there are approximately 2400 residents.
Richard	Sandve	Statement: Could bikers on the walking and biking paths please let the walkers know which side they are passing. Such as: on your right or on your left! Ahead of time please. This is typical bike path etiquette. Thanks!	5/15/22	Bikers, walkers, and runners are encouraged to be courteous and mindful of others.
Nancy	Cantor	Who owns and pays for the website domain: hamptonlake.com John Reed/Reed Development or HLCA?	5/15/22	The marketing website was sold by Hampton Lake Realty to Sequel. HLCA does not own or pay for hamptonlake.com. HLCA's member website is myhamptonlake.com, which is operated and funded by HLCA.

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.