



# Southampton At Salem Springs

SOUTHAMPTON AT SALEM SPRINGS  
A Condominium Community

Winter Edition

DECEMBER 2003



## PRESIDENT'S CORNER

**Here it is,** the end of November the temperature is wonderful and no frost in sight. How I love Virginia Beach, especially Southampton at Salem Springs.

Our community is doing very well for its second year since completion. I want to thank all of those who have served on committees, those who have participated in work parties and others who are always there for the special jobs that require special talents. You are blessed as doers; what would this world be without *doers*?

Isabel set us back a little and we are almost finished with the repairs. Our cost is close to \$3,450 for insurance deductible and landscape repairs. We have included the insurance deductible in next year's budget. We have worked very hard to keep our monthly dues as low as possible; however, there will be a small increase. See the Financial Committee's Report.

The biggest goal set for this year was to improve the landscaping. The conversion of the mulched paths to grass around the community is close to completion. Of course this was initiated by last years Board of Directors.

Next spring we should see a nice stand of grass. Check out the Landscape Committee report for some ideas for our future.

I have talked to our State Farm Insurance representative, Mr. Larry Foutz, with regards to our Association Policy. A number of you have asked questions about our insurance and the answers are coming soon. I was hoping to have them for this newsletter; however, until they are on State Farm letterhead I am reluctant to publish them. The one thing I can say is that what is in the Condo Documents given to you by Dragas is what our insurance covers. A full accounting of the results of the conversation between Mr. Foutz and me will be in the next newsletter.

I hope that everyone is aware of the Silver Hill Project (Senior Housing Development) proposed by Mr. Waitzer to be located on our North property line. We can't react against this project as an association so it is important that each of us voice our opposition. The idea of a 4-story building of any kind at that location is ludicrous. This is where the majority has an opportunity to make its voice heard. I

ask each of you to appear before City Council on December 9<sup>th</sup> @ 6:00 P.M. to express your opposition to this project. Several people have put a lot of time into opposing the project as proposed. The least we can do to show our support and protect ourselves is to be at the meeting or send an e-mail to the City Council. Please note that there is a piece of property to the east of the Silver Hill Project that Mr. Waitzer owns and refuses to say how he intends to develop it. It is speculated that he may be proposing an all-night fast food establishment.

Last but not least, we are working revisions to the Rules and Regulations for our community. The ones included in our Condo Documents appear to have been written for a single building Condominium with balconies etc. We propose to offer, for the Board of Director's consideration, changes to the Rules and Regulations which will be tailored to our community.

We wish you and yours, Happy Holidays and a prosperous New Year.

Respectfully Yours,  
*Sam S. Snapp*

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## Financial Committee

By Larry Warren

The 2003 Budget was somewhat arbitrary, and with no fiscal data base available for comparison. The Financial Committee adjusted the American Group 2004 proposed Budget to similarly reflect the 2003 Budget. In many instances we robbed Peter to pay Paul. Inclusive in the 2004 Budget are the following newly added expenditures:

- \$2,500 for the 2005 Reserve Fund Budget Study
- \$5,656 for storm water drainage (not included in 2003 budget)
- \$1,500 premium increase for Association insurance coverage.

The bad news is there will be an increase in the monthly condo association fees for the year 2004. The good news is the increase will only be four dollars per month. If you have any questions or concerns regarding the 2004 Budget, please feel free to address them at the open forum at the monthly Board of Directors meetings.

## Architectural Committee

By Vickie Humphries

The Architectural Committee's main purpose is to review and recommend to the Board of Directors approval or denial of requests to make variances to homes or the common areas within our community. Variances include items such as: installing satellite dishes, storm doors, awnings, landscaping changes, sprinkler system installation, or fence variations. Any change that a homeowner wishes to make to the common area of the community, which includes the outside of their unit or landscaping, must be submitted to the Architectural Committee for review.

Architectural Variance Request forms can be obtained from the Community Group, completed, and given to a member of the Architectural Committee to be reviewed at the next committee meeting. The committee is scheduled to meet the third Monday evening of every other month (odd months) but can meet to review requests on an as needed basis.

Members of the Committee for the 2003-2004 year are: Tina Bruggermann, Helen Pichardo, Charlene Darrow, Mike Lavin, Cindy Moynihan, Judy Warren, & Vickie Humphries. If you have any questions, please feel free to contact any member of the committee or Vickie at 4365 Salem Springs Way, 471-9998.

## Landscape Committee

By Juline Snapp

Our goal set for this year was to improve the landscaping. Waugh's Lawn Service, Inc. is working on the punch list, and the conversion of the mulches paths around the community to grass is close to completion. This was initiated by last years Board of Directors. Next spring we should see a good stand of grass. We are developing several flowerbeds in the new grass areas; however, due to landscaping costs incurred by the hurricane it doesn't look like there will be any funds available. Several landscape committee members have expressed an interest in "adopting" a couple of the beds. Would any of you be interested in doing the same or donating funds for plants? If so, contact Juline Snapp at 467-0677 or e-mail at S3J2@cox.net.

The committee would appreciate some feedback from you as to how you feel about adding trees to our community and how we could cover the cost. There are a few places between units and other areas like flowerbeds that would allow for a tree with medium size growth potential. Trees installed cost \$120 to \$2300 each for sizes ranging from 3/4" diameter 6-8 feet tall to 2" diameter 15 feet tall.

Again, thanks to all who participated in the work party on October 4th. With your help we were able to complete moving the day-lilies in three hours!!!!



## Holiday Decorating Guidelines

Well, the holidays are upon us again and for those who wish to add to their celebration with home decorations, here are the community guidelines approved by the Board of Directors for 2003.

- Holiday decorations may be up from November 28, 2003 and must be removed by January 11, 2004.
- Homeowners may use lights to decorate the outside of their homes. Homeowners may decorate their door and porch areas with wreaths, bows, garland, etc. To avoid damage to the buildings, no lights or decorations should be stapled, glued, nailed, or permanently attached to the building in any way. If lights are used to decorate bushes or trees, they should not be placed in any way that damages shrubbery or causes a fire hazard.
- Homeowners may place lights or decorations inside their windows.

Damage occurring to units to landscaping, as a result of holiday decorations will be the responsibility of the homeowner.

## Happy Holidays!

### Holiday Hop A Progressive Party

**T**is the season to spread some holiday cheer by participating in Southampton's first Holiday Hop....A Progressive Party on Sunday, December 21st at 5:30 pm. Hopefully you have all received and have responded to our flier announcing our first Holiday Hop. The social committee asked residents wishing to become "Host Homes" or just wanting to "Hop Along" to RSVP no later than November 30th. If you did not respond and want to spread some holiday cheer by participating its not too late. Please contact Sarah Williams at 471-1608.

Once the social committee has mapped out a travel route and refreshment/food plan, residents will be notified.

*Please join us.....  
We look forward to seeing everyone!*

# Community Page

## Newsletter Information

The newsletter for Southampton will be published quarterly: March, June, September, and December. We plan to email the newsletter to residents in an effort to save some money on postage and printing costs. Many of you have supplied us with your email address, but we are still missing many more. Please contact us to place your address on our email list. We will also use this media to communicate any changes or events for our community. If you do not have an email address the newsletter will be delivered to your home.

To submit your information, please contact us at [teamann@cox.net](mailto:teamann@cox.net). We will need your name, unit number and email address.

If you have information to be included in the next newsletter, the deadline date is February 25, 2003.

We look forward to hearing from you.

## Meet Your Neighbor



*Donna Frantz & Bismark  
1728 Springs Edge Court*

Donna is originally from New York City but has called Hampton Roads her home since she was 19 years old. Her husband was in the Navy and was stationed here. She has two children, Bobby, 26 years old and Erin, 23 years old. And of course we can't forget Bismark (21 in dog years).

Donna works at Community Alternatives in Virginia Beach as a Payroll Manager. She moved to Southampton from Chesapeake to downsize and enjoy maintenance free living. She really enjoys living in our community for its friendly and safe environment.

Next time you see Donna and Bismark taking one of their many walks feel free to wave because you have just met another one of your neighbors.

## A BIG THANKS TO EVERYONE!

The Annual Fall Gathering at Southampton was a huge success, not only because of the hard work by those on the Social committee, but also because there was a very good turnout for our first social event.

For those who devoted their time and labor, and you know who you are, many thanks! For those who attended and enjoyed the good fellowship and good food, thank you all for coming. We hope to see you at our next event "The Holiday Hop" taking place in December.



The Social Committee  
Southampton At Salem Springs