

Spring Edition
March 2004

SOUTHAMPTON AT SALEM SPRINGS
A Condominium Community



PRESIDENT'S CORNER

Wow! When the frost got here it got rather deep. Even though we have had several light snowfalls it has been a mild winter—so far.

First things first, a BIG THANKS to Linda Kalassay for the beautiful holiday wreath and garland she made for our entrance sign. Classy by Kalassay. Linda, our hats are off to you.

The highlight of our winter was the home invasion which, I am happy to say, is behind us. The tenants at 1700 Springs Edge Court have vacated the premises. We had no information on them; therefore, we were of little help to the police. This appears to be an isolated incident so we probably have no reason for more than normal concern. If you rent your unit, it is very important for you to provide a copy of your lease to The Community Group and your Board of Directors. Include the names, phone numbers and other information available regarding your tenant(s). Your Condominium Documents require it. The police have suggested that we get involved with Crime

Watch. This requires 50% involvement from the community before they will send a representative to make a presentation. In addition, they require a Block Captain, who is willing to be the contact person and provide their home phone number to the community. *I would like your opinion and willingness to participate in this program. Please send your feedback to my email address which is s3j2@cox.net.*

Landscaping modifications, converting the mulch paths to grass appears to be progressing very well. During the week of February 15th Mr. Waugh installed three new trees to replace those that had turned brittle.

Following up on my communications with State Farm Insurance in regards to our Association Policy, I have received correspondence from Mr. Larry Foutz regarding my letter stating that *"...most of the statements and information could be true statements..."* and *"To obtain true representations my suggestion to you would be to compare the two documents with a legal advisor to ensure there are no gaps."* This response was not what I had hoped for, however Mr. Foutz explained that cir-

cumstances often determine coverage and he could not give direct answers to my questions. Instead he gave me a copy of our association policy with the paragraphs highlighted and cross referenced to each of the questions in my letter. I have a copy of the policy and the letters available for those who would like to read it or copy it to review with your insurance agent. My sole purpose for pursuing this matter was to get a better understanding as to what the association policy does cover, so when buying a HO-6 policy we could make an informed decision on how much coverage is necessary. When reviewing this with your agent you should also have your Condo Documents with you for reference. I refer you to the paragraphs titled "Coverage" and "Insurance", other paragraphs may apply. If you have a claim, or association policy is bound by the Condo Documents. It is always advisable to consult an attorney when comparing legal documents.

I look forward to seeing you at the pool.

Respectfully,
Sam Snapp, President

Managed By:
The Community Group
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Architectural Committee

By Vickie Humphries

The Architectural Committee met on Monday, February 23, 2004. There were no variance requests submitted for committee review. The committee reviewed the proposed mailbox alterations to install a PVC pipe for the distribution of printed materials. Mike Lavis who had spoken to Sam Snapp, shared the suggested design with the committee. The group took a field trip out to the nearby mailbox to study design and proposed implementation.

Although the committee thought the design was good, the committee questioned the need for the pipes because most community communication has been done via e-mail and that is reaching the majority of homeowners. The use of e-mail also does not cost the association for the use of paper, ink, copying, etc. The committee feels the project will be one that does not meet a need for the community at this time.

The issue of sprinkler systems being installed in the community was discussed. The use of the community water or well water was discussed. Mike has offered to research the pros and cons of sprinkler systems within the community and the estimated cost of sinking and utilizing well water for lawn irrigation.

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. The next meeting is planned for April.

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

Like everyone else, the Landscape Committee is looking forward to spring. While we should see more color around the pool area with the additional daylilies that we transplanted last fall, there are other areas of our community which need attention. At our March Board Meeting, our landscaper, Mark Waugh, will present a Master Landscaping plan for improvements for the common elements. The plan will be set up in phases and will include prices for the first phase.

There are 14 units which do not have a shrub in front of their gas meter. In February the Board of Directors voted to allow residents to purchase and install an appropriate shrub from a list recommended by Mr. Waugh. The Board of Directors will vote on Mr. Waugh's selections at the March Meeting. You will be informed of the outcome. An Architectural Modification Form will be required and Virginia Natural Gas requires 2 feet of clearance between shrubbery and the meter.

Our committee's goal this year is to complete the mulch-to-grass transition along the walking paths and create a few flower beds along the paths at the tree locations. This will allow for easier lawn maintenance and protect the trees. We are hopeful that the installation of Phase I of the Master Landscaping Plan can be accomplished this spring.

First Annual Holiday Hop A Big Success

What a beautiful evening for a stroll.....Sunday, December 21st was our first Southampton Holiday Progressive Party. Six neighbors graciously opened their homes to approximately 30 people to enjoy good food and great fellowship. The night was a great success and we would like to thank everyone who participated in this event. Hopefully next holiday season we will have even more neighbors participate.

Host Homes: Tim & Ginger Mosley; Paul & Carol DiDomenico; Louise Frizzell; Eddie Zapata & Nancy Mitchell; Sam & Juline Snapp; Tom & Lynn Amann; Larry & Judy Warren.



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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. Please contact us to place your address on our email list. If you do not have an email address listed with us we will deliver a paper copy to you home.

To submit your information, please contact us at 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 May 25, 2004.

We look forward to hearing from you.

TRASH PICK UP

If you need to dispose of large trash items such as appliances, mattresses, and bulk items you must contact The Community Group and make special arrangements for pick up. These items cannot be left out with regular trash pick up.

There will a charge to have these items removed. A quote can be obtained by calling The Community Group.

Thanks for your cooperation.

Public Notices

HAVE YOU HAD ANYONE DROP IN ON YOU RECENTLY? (Foxhall Units Only). Apparently a tenant at one of our units was moving something heavy in the walk-in storage on the second floor when he backed of the flooring. He fell through the kitchen ceiling and needed help to make it through the ceiling to the kitchen floor. If you feel this could happen to you, it would be advisable to install a railing or extend the flooring.

ANOTHER GOTCHA!!!

During one of our snow storms someone knocked over the mailbox at 4460/4464 Salem Springs Way. The cost was \$285 to make the repairs. That costs each of us \$3.65 for that repair. If ever see someone causing damage to our property, please get any information possible to identify the perpetrator. Report any information to The Community Group.

