

HAMPSTED VILLAGE HOA NEWSLETTER

Working together to improve the quality of life for all our community members!



2024 YEAR END REVIEW AND 2025 PLANS

What a busy and successful year it has been! Thanks to the dedication and hard work of the Hampsted Village Board of Trustees and the exceptional efforts of our property manager, Nicole, we were able to achieve the following in 2024...

- **Bridge Replacement:** We completed the replacement of the large bridge by the pond, which had become slippery, worn out and tilted.
- **Monument Restoration:** The brick monuments at Brooksvew, Harlem Rd and Fodor Rd at Abbotsbury Ct were cleaned and tuck-pointed. These monuments had not been maintained before and now look so much better! New signage is also on order to replace the old deteriorating signs at Brooksvew and Harlem Rd in 2025.
- **Pond Maintenance:** A new pond aerator and fountain were installed. Our 30-year-old pond is in overall good condition and does not require dredging. The new equipment will help keep the pond healthy for years to come.
- **Tree Removal:** We removed dead and dying trees, including ash trees, from the common areas. Ongoing tree maintenance will continue in 2025 as needed.
- **Fence Painting and Repair:** We are ahead of schedule with the painting and repair of the white fences maintained by Hampsted Village, cycling through sections as planned.
- **Newsletter Relaunch:** We re-established the quarterly newsletter to improve communication with our neighbors, and it has been well received.
- **Tax Savings:** We successfully recouped \$5,000 in incorrectly assessed property taxes on community common spaces. Thanks to our treasurer's efforts, we identified errors after the Franklin County reassessment and had the taxes reduced.
- **Design Guidelines Update:** We revised and expanded the Hampsted Village Design Guidelines to include new roof colors and project types, as well as clarifications to address community concerns.
- **ARC Approvals and Violations:** The ARC reviewed approximately 90 proposed projects and approved 82. We sent over 280 violation notices, with over 91% resolved at the first stage.
- **Alleyway Improvements:** We are making progress with the replacement of the arborvitae and the repair of the lanterns in the alleyways, addressing previously overlooked areas during routine inspections.

Looking ahead to 2025, our to-do list remains long! We will continue painting and replacing signage, work on new monument for the entrance to Hampsted Green, and update landscaping in common greenspaces and cul-de-sacs. We will also review other items such as asphalt and lamp posts, as outlined in the reserve study, and plan for ongoing repairs and replacements.

2025 DESIGN GUIDELINES UPDATE

You should have received a hard copy of the updated **Hampsted Village Area Design Guidelines** via USPS on December 23rd from NAI Ohio Equities. If not, please email Nicole Wolford at nwolford@ohioequities.com and she will mail you another copy. You can also access the guidelines on our community website by clicking [HERE](#).

The verbiage in all sections were reviewed and edited, but below are a few changes we wanted to highlight...

- The Roofing and Siding sections have been updated to include current manufacturer series names and colors.
- The Doors section now has a helpful grid for each door type and front doors now include the 6-grid divided light.
- Language regarding the Porches/Patios/Pergolas/Pavilions has been separated to be clearer.
- NEW guidelines regarding Bird Feeders & Bird Baths/Wildlife/Pets have been added (examples below).
- Solar Panels/SECD section has been updated to include more up to date guidelines.
- Guidelines regarding Vehicles/Boats/Trailers, as stated from the CCR's, have been added to the guidelines as well.

Residents have until **January 22nd** to abide by the 2025 Design Guidelines. Please be sure you thoroughly read them and do your part to follow them to avoid violations. If you have any questions or concerns, please contact Nicole Wolford.



PLEASE SIGN UP FOR EMAIL COMMUNICATIONS!

We have a new, more user friendly, online system coming called **YARDI** that will make paying annual dues and fines much easier. We currently only have about 60% of residents signed up for email communication and need to be at 80%+ to roll out YARDI for everyone.

*****If you have not yet signed up for email communications from NAI Ohio Equities, please click [HERE](#)*****

RECENT CHANGES...

We would like to welcome **Jaclyn Cunningham** to the HV HOA board and thank her for her time and dedication!

We are still short one Board member, so if you or someone you know is interested in helping or wants to learn more, please reach out to Nicole Wolford via email at nwolford@ohioequities.com.

2025 ANNUAL DUES



MASTER ASSOCIATION DUE BY: **FEBRUARY 13, 2025**

HAMPSTED VILLAGE DUE BY: **FEBRUARY 15, 2025**

We are happy to share that the Hampsted Village 2025 annual assessment fee will remain flat to last year. We were able to renegotiate contracts to control current operating costs which helped keep dues from increasing.

To pay your annual assessments online, please click [HERE](#).

WHAT TO DO IF YOU ENCOUNTER A COYOTE

It's no secret that there has been an increase in the coyote appearances in New Albany over the last few years. Coyotes prey primarily on small animals like rabbits and mice, but small pets may also be taken. It's best to keep small dogs and cats inside and if you have to let them out make sure they are not left outside unattended. Mating season runs from January to March, and litters are born in April and May. Now that the temperatures have dropped, food sources have become less abundant, and foliage is bare they may be seen more frequently. Coyotes are generally fearful of humans, but IF you encounter a coyote it is recommended to clap your hands and shout in a stern voice to scare them off.

If you have recurring issues and sightings, call the [Ohio Department of Natural Resources](#) at 1-800-WILDLIFE.



WINTER WEATHER PREPAREDNESS

KEEPING OUR COMMUNITY SAFE AND BEAUTIFUL

With winter weather often bringing freezing temperatures and occasional snow or ice, we ask all residents to follow these important recommendations to keep our neighborhood safe and attractive:

1. Sidewalks and Driveways

Please be mindful of clearing snow and ice from your sidewalks and driveways. Many community members still like to go outside and walk during the winter months and many children in the neighborhood have to walk to the bus stop. Please ensure everyone can move about safely by clearing snow within 24 hours of snowfall to prevent accidents. Please consider helping neighbors in need that are unable to shovel!

2. Proper Yard Maintenance

While winter might bring a quieter season for your yard, it's still essential to maintain any outdoor elements, such as fences, patios, and landscaping features. Please check for any needed repairs or replacements to ensure that the exterior of your property remains in line with HOA standards.

3. Holiday Decorations

We understand that the winter season is also a time for festive decorations, and we encourage residents to decorate their homes in the spirit of the season. However, please remember to remove all decorations by **January 30th** to maintain a neat and uniform appearance across the community and avoid receiving a violation.

IMPORTANT HOA REMINDERS

- **Trash and Recycling Collection:** As a reminder, trash and recycling bins should only be placed on the curb the evening before collection and must be removed by the end of the collection day. Keeping bins off the curb helps maintain the aesthetic appeal of the neighborhood.
- **Parking Guide:** During the winter months, parking can become more challenging due to snow and limited space. If possible, please avoid parking on streets during snow removal operations. This will help our snow removal service clear the roads faster and prevent your vehicle from being damaged or buried in the drifts.
- **Pet Owners:** While it's colder outside, please continue to clean up after your pets. We ask all pet owners to ensure their pets are kept on leashes when outdoors and to clean up after them promptly to maintain a clean environment for all residents.

Upcoming Dates to Remember....

Martin Luther King, Jr. Day Holiday	Monday, January 20, 2025	NO School for NAPLS
Teacher Professional Day	Tuesday, January 21, 2025	NO School for NAPLS
Valentine's Day/Teacher Professional Day	Friday, February 14, 2025	NO School for NAPLS
President's Day Holiday	Monday, February 17, 2025	NO School for NAPLS
Teacher Workday (No Students)	Tuesday, February 18, 2025	NO School for NAPLS
NAPLS Spring Recess	March 24, 2025-March 28, 2025	NO School for NAPLS
No School for Students or Teachers	Monday, March 31, 2025	NO School for NAPLS

STAY INFORMED

We encourage all residents to stay connected with the HOA through our official communication channels. You can reach us by email or visit our website at

[Hampsted Village Homeowner's Association](#)

for the latest updates and information on community events and guidelines.

If you ever have any questions or need assistance, please don't hesitate to reach out. We are here to support you in making our community a wonderful place to live!

CONTACTS

PROPERTY MANAGER:

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CURRENT BOARD MEMBERS:

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