

HAMPSTED VILLAGE HOA UPDATES

WORKING TOGETHER TO IMPROVE THE QUALITY OF LIFE FOR ALL OUR COMMUNITY MEMEBERS



PAST

2023 RECAP

Operating expenses were trending \$17k (11%) under budget as of 10/31/23. This savings allowed the association to operate in an inflationary environment and in turn, the Board voted in favor of keeping the 2024 dues flat to 2023. 2023 was a year of savings largely due to some significant projects not being completed and pushed to 2024. Final 2023 financial results will be posted in early February.

PRESENT

2024 HV HOA DUES

NAI Ohio Equities has mailed out the 2024 dues, which are due by **2/15/2024**

If you did not receive your 2024 statement via mail, please email Nicole Wolford at nwolford@ohioequities.com

If you would like to pay online, please click the link below:

[Payments – Hampsted Village Homeowners' Association](#)

FUTURE

UPCOMING IN 2024

Some of the big improvement projects planned for 2024 include both new brick monument signs at our neighborhood entrances and repair/clean up to existing brick monuments. We are also planning to repair/replace the bridge over Sugar Run Creek that connects Tubmblebrook Dr. and Brooksvie Circle by the pond.

We are in the process of gathering quotes so work can begin this spring.



NEW BENCHES HAVE ARRIVED!

We are excited to share that 5 new benches have been installed in the Hampsted Green common area by the gazebo and 1 new bench has been installed in the greenspace at Hampsted Square and Meadway. All other common area benches have been cleaned up and refinished.

Architectural Review Committee (ARC)

In 2023 the ARC approved a total of 70 projects! There are not many home project submissions in the winter, but if you are planning to do a project this spring, please remember you can make a submission to the ARC Committee for approval as soon as your project plans are done. ARC approvals are good for 6 months. To make a submission, please click the link below.

[Submissions – Hampsted Village Homeowners' Association](#)



HOA VIOLATION REMINDERS

PROPERTY ADVICE

Due to the increased number of violations in 2023, we have negotiated an increased number of drive-by's in our 2024 contract with NAI Ohio Equities. As a reminder to avoid receiving a violation, trash and recycling cans cannot be visible from the street. They must be either properly screened or inside your garage. Lawn bags also cannot be on the curb and visible from the street unless it is collection day. Please do your part to make our neighborhood look nice by making sure trash, recycling and lawn bags are not visible until collection day or you will receive a violation notice.

Reminder that only the United States, State of Ohio, POW/MIA and US Service flags are permitted daily. Sports team flags are only allowed to be displayed on game day and must be removed within 48 hours after.

For a full list of the guidelines click here: [Design Guidelines – Hampsted Village Homeowners' Association](#)

Holiday decorations are required to be taken down no later than January 30th



GAS LANTERNS, ELECTRIC LANTERNS AND STREETLIGHTS

With fewer daylight hours in the winter, it is important to have working lanterns or streetlights for the safety & security of our community. Some homes in Hampsted Village and all homes in Hampsted Heath have gas lanterns. Please note that it is the homeowner's responsibility to keep gas lanterns working and in good condition. If your gas lantern is not working and you are not sure what to do, Ohio Equities recommends calling a local plumber. Homes in Hampsted Green which back to an alleyway have electric lanterns. It is the homeowner's responsibility to keep those lanterns working and in good condition as well. Parts for electric lanterns can be purchased at Panic Electric or Capital Electric. Countryside Electric is a preferred contractor if you need to hire a professional for help. Please remember that if you will be doing a replacement for either lantern type, a request will need to be submitted to the ARC prior to starting the project. [Submissions – Hampsted Village Homeowners' Association](#)

For those that have city streetlights (between the sidewalk and street) any repairs or replacements will need to be reported to the City of Columbus by dialing 311 or call (614) 645-3111 weekdays between 7:00am-6:00pm.





RESERVE STUDY

LOOKING AHEAD

A reserve study for all of Hampsted was completed at the end of 2023. The Board will be reviewing the proposed recommendations and planning for future capital improvements accordingly. A copy of the full reserve study is available here: [Financial Information – Hampsted Village Homeowners' Association](#)

WHAT'S NEW?

RECENT CHANGES

We would like to welcome Nicole Wolford as our new property manager at NAI Ohio Equities!

After our December meeting, we had some changes to our Board of Trustees which can be found on our website [Board of Trustees – Hampsted Village Homeowners' Association](#)

We are still short Board members, so if you or someone you know is interested in helping or wants to learn more, please reach out to Nicole Wolford via email.

CONTACTS

Property Manager

Nicole Wolford nwolford@ohioequities.com

Current Board Members

Jeff Dittmer jeff.hvhoa@gmail.com
Monique Navarro monique.hvhoa@gmail.com
Heather Ricardo heather.hvhoa@gmail.com
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ENERGY SAVING TIPS

Here are a few tips that will help save money and energy but also keep you comfortable during the cold winter months.

TAKE ADVANTAGE OF THE SUN

When sunny, open blinds and curtains on south facing windows to allow the sunlight to naturally heat your home. Be sure to close them at night to reduce the chill from cold windows and hold in the heat.

WEATHERIZE

Seal gaps and drafts around windows and doors with caulk or weather stripping. Replace drafty windows, install heavy-duty clear plastic on the inside of a drafty window or simply install insulated curtains or shades on windows. Insulated window treatments can be both energy efficiency and add character to your home.

MAINTAIN YOUR HEATING SYSTEMS

Be sure to change the filter in your HVAC system regularly. When the filter is clean, it allows for better air flow which creates better efficiency and helps extend the life of your unit.

ADJUST THE TEMPERATURE

Adjusting the temperature in your home can save a significant amount of money. Installing a smart thermostat, like a Google Nest system, can give you max efficiency. They learn your patterns and are easily programmed both from home and while away from your smart phone. AEP Energy even offers great discounts on smart thermostats. To research their offers, click here to see their Rewards Store options: [Smart Thermostats - AEP Energy Reward Store](#)

UNPLUG UNUSED ELECTRONICS

Be sure to unplug any unused electronics like coffee makers, TV's, phone chargers, electric toothbrushes, hair dryers, power tools, etc. These devices draw electricity even when turned off or not in use.

REDUCE HEAT LOSS FROM YOUR FIREPLACE

Check to make sure the fireplace chimney flue is closed unless burning a fire. Install tempered glass doors to divert cold air from getting inside. When burning a fire, turn down your thermostat.

To visit our main website, click here: [Hampsted Village Homeowners' Association](#)

To sign up for email communications and receive this newsletter via email, click here: [Sign Up For Email Communications – Hampsted Village Homeowners' Association](#)