

the HAMPTONS

A PUBLICATION OF THE HAMPTONS OWNERS ASSOCIATION

NORTH NATOMAS | SACRAMENTO, CALIFORNIA

WE WON BIG BY THINKING BIG

BY ROMER CRISTOBAL, PRESIDENT

Last month marked a major milestone for the Hamptons, Natomas, and Sacramento. The city council approved funding for the North Natomas Community Center and Aquatics Complex which will be built at the North Natomas Regional Park near Inderkum High School. This is a very proud day for North Natomas. Groundbreaking is scheduled for September 5. When we THINK BIG, we WIN BIG.

"The heart of North Natomas is in each of its residents. But this new place is where we will celebrate our community." said Ed Perez, a Hamptons resident and community organizer.

Thank you to all those that attended countless meetings, made tons of phone calls, sent emails and lobbied council members. Our hard work paid off BIG...again!

"Our community is moving forward in the right direction with the building of this community amenity. It will be a major component of the

existing North Natomas Regional Park in our vibrant community. We should all be very proud of this major accomplishment that will benefit each one of us." said Cathy Huey, a Hamptons resident and community advocate.

"Having an Aquatic Complex would be great for Natomas. This will help foster a diverse community that brings our neighborhood closer. It benefits homeowners and businesses alike, including the value of our property. It's a BIG win for everyone!" added Debbie C., a Hamptons resident and owner of Koshi Ramen Bar.



The groundbreaking ceremony for the North Natomas Community Center and Aquatic Complex is set for September 5 and is expected to open in late 2020 or early 2021.

The Hamptons Community's first organized National Night Out (NNO) event on August 6, 2019 at Valley Oak Park was a HUGE success. Now on its 36th year, NNO is an annual community-building campaign that promotes partnerships with first-responders and other community partners.

NATIONAL NIGHT OUT A RESOUNDING SUCCESS

Nearly 500 guests joined Mayor Pro Tem Angelique Ashby and her amazing team, the Sacramento Police Department, the Sacramento Fire Department and Fire Engine No. 30, and the Sacramento Neighborhood Services Division. We want to send a big THANK YOU to our event's major sponsor, Allysa Lozano and Chantel Hernandez of the A.L.L. Real Estate Team. Allysa was joined by other community partners: U.S. Army, U.S. Navy, AT&T, JIBE, Vivint Solar, and First Security Services. This year, we partnered with our neighboring HOA, the Natomas Park Master Association which helped get the word out about the event.

Our guests were treated to a nacho bar, hot dogs, ice cream, and ice-cold drinks, lots of free swag, and special treats for kids. Our event team kept the crowd entertained with fantastic games that netted each winner a \$25 Starbucks cards. We ended the day with Joy Raasch leading the guests in an amazing Zumba contest. The

crowd voted for the best "dancer" who won a cool \$100!



COMMUNITY PARTNERS



Jon Barnato Realty Group at KW Realty is a top producing real estate team based in The Hamptons and North Natomas. We offer expertise for selling and buying homes as well as property management. JB Realty Group consistently ranks in the Top 5% of real estate sales in the Greater Sacramento Area. Jon Barnato lives, works and plays in The Hamptons and the entire team lives in the Natomas Area. We are proud to sponsor the Second Annual Hamptons International Potluck and Community Event on September 21 (Noon - 4pm). You can reach Jon at (916) 202-4602 or at jb@jbrealtygroup.com

Koshi Ramen Bar is a family run business owned by fellow Hamptons residents John and Debbie. In February, Debbie and John embarked on a mission to produce the perfect addition to their community, spending days and nights deciding upon what would be an enjoyable, inviting spot for people of all ages to come together over a quality meal. By incorporating a modern twist on traditional Japanese ramen bars, Koshi was created to



provide Natomas with quick and authentic Japanese cuisine, such as a wide variety of ramen, rice bowls, and starters like chicken karrage, gyoza, and their widely popular grilled whole squid. Living in the Hamptons granted Debbie and John the opportunity to create a business close to their home and hearts, allowing them to appreciate and love their community more than they could have ever imagined before, all simply through a heartwarming bowl of ramen. **To welcome all to their new restaurant, bring or mention this newsletter and receive 10% off your order!** Valid only through the month of September. Koshi Ramen Bar is located nextdoor to the Regal Theater in Natomas.

Koshi Ramen Bar will also participate in the Hamptons International Potluck and Community Event on September 21.

BOARD OF DIRECTORS HAMPTONS OWNERS ASSOCIATION

ROMER CRISTOBAL

President

ALEX FAKHREDDINE

Vice President

STEVEN ALFARO

Treasurer

LEO PANTOJA

Secretary

JIM BRECHER

Director-at-Large

BOARD MEETINGS

Members of the Association (homeowners) are welcome to attend, observe, and speak at the meetings of the Board of Directors. Unless otherwise noted, meetings of the Board are held at:

NORTH NATOMAS LIBRARY

4660 Via Ingoglia, Sacramento

2019

SEP 07 (SAT) 11:00 A.M. - Noon

NOTE: The Association's proposed 2020 Budget is scheduled to be reviewed and/or approved at the September 07 meeting.

DEC 12 (THU)

6:30 P.M. - 7:00 P.M. Board Meeting

7:00 P.M. - 8:30 P.M. Holiday Event

2020

FEB 22 (SAT) 11:30 A.M. - 12:30 P.M.

We serve light refreshments and beverages at these meetings, so please be sure to **RSVP** by responding to the reminder emails or notices.

NOTE:

Only members of the Association may speak at Association meetings. The Presiding officer or the Board may permit non-members to speak.

Members who wish to speak are asked to complete a speaker form which should be turned in to the presiding officer or Landmark Limited staff.

COMMUNITY SAFETY

We have contracted with **First Security Services (FSS)** to provide neighborhood patrols and an on-call service

To ensure that you receive timely service, tell the FSS Dispatcher that you are calling from **The Hamptons Community** (not Hampton Village).



FIRST SECURITY
A SOS SECURITY COMPANY
(916) 331-3175

SACRAMENTO POLICE
NON-EMERGENCY LINE:
(916) 264-5471



JON BARNATO
REALTY GROUP
kw SAC METRO
KELLER WILLIAMS REALTY

The Hamptons
2ND ANNUAL
INTERNATIONAL POTLUCK
& COMMUNITY EVENT



AT&T

SATURDAY, SEPTEMBER 21 | NOON – 4:00 P.M.
VALLEY OAK PARK | 2780 MABRY DRIVE | SACRAMENTO

RSVP REQUIRED | SIGN UP AT: WWW.HAMPTONSCOMMUNITY.ORG

FOOD | GAMES | RAFFLES | DANCING | BOUNCE HOUSE | SWAG | PRIZES

THE HAMPTONS is a planned community with nearly 1,200 homes. Eight (8) neighborhoods (Villages) comprise the community. Persons who purchase property in the community agree to be bound by a set of rules (Covenants, Conditions and Restrictions or "CC&Rs") designed to ensure that the original planning concepts and designs that went into creating the community are protected, maintained, and enhanced.

The **HAMPTONS OWNERS ASSOCIATION** ("Association" or "HOA"), was formed to manage the community. A five-member Board of Directors ("Board"), elected by homeowners, manages the Association. The Association is the democratic mechanism that ensures that those with a vested interest in the Owners' interests retain the authority and responsibility for maintaining the community. The Board has retained **LANDMARK LIMITED**, a property management company, to assist the Board with its responsibilities.

LANDMARK LIMITED: TERRI HENDRICKSON, COMMUNITY MANAGER

OFFICE: (916) 746-0011 | **FAX:** (916) 746-0088 | **AFTER-HOURS EMERGENCY PAGER:** (916) 535-9898

WEBSITE: LANDMARKLIMITED.NET/HAMPTONS | **EMAIL:** HAMPTONS@LANDMARKLIMITED.NET

MAILING ADDRESS: 1731 EAST ROSEVILLE PARKWAY, SUITE 100, ROSEVILLE, CA 95661

KEY REMINDERS:

One of the Association's primary responsibilities is to protect, maintain, and enhance the community's general appearance. This is important to maintaining the value of one of your most important investments - your home. In this regard, we kindly remind everyone of the following key community rules:

TRASH DISPOSAL

CONTAINING TRASH: All garbage, trash, or other accumulated waste must be placed in the approved collection bins provided by the City of Sacramento.

PLACEMENT OF TRASH AND RECYCLING BINS: Trash and recycling bins must always be stored inside your property. Bins may only be placed outside 12 hours before and can only remain outside for 12 hours after the scheduled collection time.



The City of Sacramento has a program which allows each household to request the FREE collection of over-sized trash or household junk that cannot fit in a trash container. The household may request a pick-up (up to 2 each year) by **calling 311** or online at: **www.sac311.org**. **These items may not be placed on the street for pick up sooner than 24 hours before the scheduled pick up.** Any other trash disposed inconsistent with the rules outlined above may be considered illegal dumping and may be subject to fines and/or other action by the Association and the City of Sacramento.

LANDSCAPING & HOME IMPROVEMENTS

Generally, the Association is responsible for the front landscaping on your property. Please note that some front yards have a light fixture. The community's governing documents require the homeowner to maintain these fixtures. The Association has a landscape contractor that performs regular maintenance of the landscaping. If there are any issues with your front landscaping or if you are concerned about the services provided by the landscaper, please contact **Landmark Limited** at **(916) 746-0011** or by email at: **hamptons@landmarklimited.net**. Please be sure to include your address and as much details about your request/concern.

Because the Hamptons is a planned development, the Association has a responsibility to maintain the original planning concepts and design that went into building the community. As such, any changes to the exterior of your property (including changes to the landscaping), require the review and approval of the Association. Please complete a Home Improvement Application **before** performing any work.

The Hamptons Owners' Association
HOME IMPROVEMENT APPLICATION

IMPORTANT: Work may not begin prior to the Committee or HOA Board's approval. All applications must be submitted with drawings, sketches, pictures, etc. If the application is submitted incomplete it will be returned so that it may be submitted complete. A decision on an application may take up to 60 days from the date the application is processed.

In consideration of your neighbors, please restrict the hours of construction to 8:00 a.m. until 6:00 p.m. only.

NAME: _____ DATE: _____
 ADDRESS: _____ LOT NO: _____
 PHONE: (H) _____ (W) _____ PROPOSED COMPLETION DATE: _____
 E-MAIL: _____

TYPE OF ARCHITECTURAL AND/OR LANDSCAPING IMPROVEMENT

MODIFICATIONS/ADDITIONS:	Is material same color and type as your house? Yes ___ No ___
Remodeling/Additions	
Garage Doors/Exterior Doors	
Driveway/Walkways	
Gazebos/Shade Play Equipment	Materials to be used: ___ Wood ___ Stucco ___ Brick
Greenhouses/Sun Rooms	___ Stone ___ Concrete ___
Swimming Pool/Spa/Solar Panels	Other _____
Decks/Patios	(Please specify color and include a color sample)
Arbors/Overhangs	Painting:
Dog Houses/Runs	___ Repaint house same color
Fences/Fence Additions	___ Repaint house NEW color
Retaining Walls	(Attach paint color samples for stucco, trim & fascia)
Landscaping front yard backyard _____ (plant location & species required)	

ADDITIONAL COMMENTS: _____

Acknowledgement of all neighbors who will be affected by your alterations/improvements is required. To expedite the processing of your application, please show and explain your plans to all those neighbors who will be affected and have them sign in the appropriate place below.

USE OF GARAGE AND PARKING

The Association's governing documents require each household to keep its garage sufficiently clear to allow for the parking of the number of vehicles for which the garage was designed. **Other incidental uses of the garage are permitted but please use it primarily for its intended purpose of storing vehicles.**

The Courts and Alleys within the community are considered the Association's common areas. These areas may also be used as fire lanes and must be kept clear. **No parking is permitted in these areas. Vehicles parked in these areas are subject to towing.** First Security Services, the community's private security patrol, regularly checks the common areas to enforce this rule.

