



Hampshire Greens Community Newsletter



Reasons to attend the HOA meeting ***** hear the latest community news ***** listen to your neighbors' concerns ***** meet the Board members ***** join a committee ***** find out how your dues are being spent *****

HOA MEETING

Wednesday, June 23

7:30 pm, Clubhouse

***** hear guest speakers ***** help organize events ***** **Support the Board—they work hard to keep Hampshire Greens a wonderful place to live!** ***** Your community needs your involvement—**JOIN IN!**

Community Directory

The updated community directory will be distributed in July. If you wish NOT to have your phone number published in the directory, you need to call or email Lucy Wilson **by June 30.**

Welcome to Hampshire Greens!

Here are new neighbors that have moved into Hampshire Greens from the first of 2004:

The Panavelli Family
905 Bay Hill Lane

The Cephas Family
16626 Cypress Bay Lane

The Jacques Family
414 Firestone Drive

The Bonilla Family
16809 Harbour Town Drive

The Zanders Family
16825 Harbour Town Drive

The Fox Family
16611 Sea Island Court

Let's give them a warm welcome!

Overview of the Annual Meeting

The Annual Meeting was held May 13, 2004. Residents discussed landscaping, security, HOA fee delinquency, the ICC, property maintenance and a host of other issues. Each committee chair gave an update/overview of their committee's actions to date. Craig Zaller, of Nagel and Zaller, also gave a presentation about the law firm's services to the community.

The Board of Directors held a short Board meeting after the Annual Meeting for the selection of Board positions. Al DiMatteo was voted President, Steve Szot as Vice President, Bill Davis as Treasurer, and Reginald Armory as Secretary.

Some of the Board's primary objectives this year are to improve communication and responsiveness to homeowner concerns, improve community property values through various initiatives to beautify our community, and continue our aggressive efforts to collect delinquent HOA dues.

Introducing Our Newest Board Member

The Hampshire Greens HOA Board would like to introduce and welcome its newest member Bill Davis. Bill was appointed by the Board to take Sue Fern's position. Sue resigned as president at the meeting. Due to changes in her business, Sue and David Fern are in process of moving to Florida. The Board would like to thank Sue and David for their outstanding dedication and service to our community! Bill will fill the remaining two years of Sue's term. The remaining Board members; Mary Thompson, Steve Szot, and Reginald Armory have each completed two years of their three-year term. Al DiMatteo has completed one of his three-year terms.



Lawn Maintenance

The Hampshire Greens Landscape Committee is working to keep our common areas manicured and well maintained. Homeowners - you can do your part by mowing your lawn, including swales, on a timely basis, and keeping your lawns free of weeds and clover. Thank you! Contact the Landscape Committee with questions or comments at GreenThumb@HampshireGreens.com



If you have any community news, photos, and/or amusing stories you would like to see in the newsletter, please send them to Jill Hsu: jita@att.net or call 301-476-8108

HOA Dues Collections

In keeping with the Board's "Zero Tolerance" policy, they approved the publishing of delinquent HOA dues homeowners in our Newsletters. Any homeowner in excess of 90 days past due, and/or who has been referred to the Association's legal council for collection, and/or has not established an approved repayment plan will be listed in all HOA Publications. If your account remains past due and you have not established an approved repayment plan, please contact Nagel & Zaller at 301-621-6500. The following is a list of delinquent HOA dues homeowners as of May 31, 2004:

**Robert & Dina Bowdry, 704 Indian Wells Court
Gilbert & Marie Augustin, 16905 Harbour Town Dr.
Victor C. Onyejiaka, 16901 Harbour Town Dr.**

The Board is happy to report that of our original nine homeowners listed, all but two have paid their accounts in full or are on a payment plan. As such, we have been able to reduce the outstanding dues balance from in excess of \$10,000 to slightly more than \$7,000. Going forward, we will consider foreclosure action to collect extended outstanding accounts.

Semi-annual Dues in 2005

In an effort to reduce administrative and collection costs to the Association, the Board is considering having homeowners **pay their HOA dues semi-annually** starting in 2005 (January 1st and July 1st). You can imagine the cost involved in sending out monthly statements to 30 – 40 delinquent homeowners a month. We would appreciate everyone making an effort to pay his or her HOA dues in a timely man-



Community Bulletin Board

Teens for Hire:

Will babysit afternoons, evenings and weekends. Ellen Balatsos 301-476-7407 or 202-415-0296

Will babysit, walk dogs. Elle Brande 301-421-4308

Will walk dogs, pet sit, water plants, collect mail/newspapers, etc. Brett DiMatteo 301-476-7702

Will tutor K-5, give piano lessons, beginners to intermediate level. Ariel Hsu 301-476-8108

Will babysit, tutor K-5, do filing and organizing. Teri and/or Tore Jackson 301-421-1620

Will walk dogs, pet sit, water plants, collect mail/newspapers, etc. Michael, Zachary, and/or Alexa Norberg 301-421-4462 or norbergs5@aol.com

A Message from Our Community Management

IKO joined Hampshire Greens as community manager five years ago this month. As community manager, we have communicated with many homeowners in one form or another and have worked closely with the past and present Board of Directors, committee members, community vendors, etc. Those whom we communicate with regularly have a good understanding of our role and responsibilities as managers, however, it may be helpful to briefly explain IKO's role and authority at Hampshire Greens.

First, it is important to understand that IKO, as all community contractors, serves the community at the pleasure of the Board of Directors. The Board of Directors, as the elected body, is the governing authority of the community, and responsible for the decisions affecting the community and in setting policy's for the benefit of the community. IKO assists the Board in setting policies and the enforcement of their policies and in the administration of their duties. We maintain the financial books and records of the Association; collect monthly assessments from all owners and deposit funds into Hampshire Greens bank accounts, write checks to pay community vendors, reconcile HG bank accounts, file income and personal property tax returns for HG; assist the Board in the annual budget process, place and maintain insurance coverage for the Association and work with the Association attorney with regard to the collection of past due accounts and other association legal matters. IKO communicates with the Board and its committees on a regular basis, via telephone, email, and meetings. We provide the Board with monthly management and financial reports, updates on legal proceedings, operational updates regarding community property, owner correspondence/ inquiries and other pertinent information or decisions requiring Board attention.

In addition to handling the day to day financial aspects of HG, IKO monitors the care of the community common areas, and the supervision of and communication with community contractors.

Our staff is available to field questions or inquiries from owners, and to assist where possible. When problems or questions arise that are outside of our scope of responsibility or authority, such as home builder problems, or neighbor disputes, we do our best to direct owners in the proper direction or forward requests to the Board or appropriate committee.

Our role as community managers is diverse and covers a wide range of responsibilities. As with all our communities, IKO is committed to doing our part to maintain and increase the value of the homes in the community and to improve the quality of life for all its owners.



The Company You Keep®



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Richard DiPippo**

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If you have a service, or item for sale, to offer to members of our community, and would like it posted on the "Community Bulletin Board", contact Jill Hsu: jita@att.net or call 301-802-3995

MCPS Board of Education Approves Middle School Boundary Study

The Hampshire Greens Education Committee scored a big win this spring, when the BOE approved the middle school boundary study. Once initiated, this boundary study should result in Hampshire Greens changing its middle school assignment from Francis Scott Key MS to Farquhar MS. This study will commence in the fall of 2004. The MCPS Planning Group will select a boundary study Advisory Team composed primarily of members selected by the various middle school and elementary school PTAs. This Advisory Team will help create the criteria to be used for the study. The Planning Group will present several options, for comment from the Advisory Team, a recommendation from the Superintendent, and , finally approval by the BOE in March of 2005.

The key for Hampshire Greens success in the boundary study is:

- Ensure we are adequately represented on the advisory committee and at various public comment sessions.
- Ensure we are not 'lumped in' with the entire Drew ES community because Drew's case for moving to Farquar is considerably (in our committee's opinion) weaker than ours.

Nothing is guaranteed, so Hampshire Greens residents must become actively involved in the process. Members of our community should **become involved with our elementary and middle school PTSA's**, since those groups will be influential in the process.

Volunteer to be on the boundary study advisory team. At the very least, **attend any public meetings on this issue**. If you have any questions, contact Darnell Daisey at dkdaisey@aol.com or 301-476-8165.

What was Here Before?



The Highlands Farm of the Robert H Miller Family was a working neighborhood farm (ca. 1860). Behind the home, right, stood the handsome windmill, the carriage house/garage, ice house, smoke house, storage shed, chicken coop, double drive-through corn crib, and barn. The farm later became a sludge burial area, and more recently the buildings were demolished for the Hampshire Green subdivision and golf course. Courtesy of the Sandy Spring Museum.

ADVERTISING OPPORTUNITIES

Residents wishing to advertise their business, contact Lucy Wilson: lwilson@ikorealestate 301-924-4050



Jill Hsu,
REALTOR®

Broker: 301-388-2600
Direct: 301-802-3995

Serving our community.

Specializing in residential and investment properties.

If I may ever be of assistance to yourself, a relative, friend or co-worker, please don't hesitate to call.

ICC STUDY-Informational Updates

Open House meeting ("Informational Updates") on the ICC James Blake HS, 10:00 AM, Saturday June 19

These Informational Updates are an interim step prior to the distribution of the Draft Environmental Impact Statement (DEIS) in the Fall 2004. **Everyone interested in the project should plan to attend, to get the best up-to-date information on the project's status.**

New information to be presented at the June meetings include:

- traffic analysis
- updated and detailed maps
- engineering design concepts
- environmental stewardship opportunities



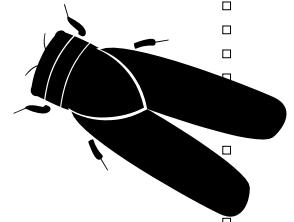
We made a big impact last year by meeting outside the school, and talking to SHA, County, and State officials in one organized group. Let's do this again to make sure that these folks know how you feel about the possibility of having the ICC through Hampshire Greens! Let's meet at 10:00 a.m. in front of the school and spend a good 30-40 min. letting our representatives know that we will protect our community, homes, and property values!

For additional information, check the ICC website: www.iccstudy.org .

Get on the SHA mailing list for announcements and newsletters. You can subscribe from a link on the website or by calling 1-866-462-0020.

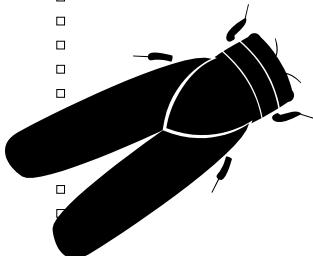


Dates to Remember



Saturday, June 19, 10:00 am
James Blake High School
Meeting: ICC Study - Informational Updates

Wednesday, June 23, 7:30 pm
Hampshire Greens Clubhouse
HOA Meeting



***Happy
4th of July!
Have a safe
summer!***