



HAMPTON PARK SUBDIVISION NEWSLETTER

MARCH 2021

VOLUME 1

HAPPY NEW YEAR!

Yes, it's a little late, but that's still okay, right? Hello. My name is Connie Turner, and I am the current Communications/Community Relations Director on the HOA Board for Hampton Park Subdivision. I've lived in the neighborhood since 2004, and unfortunately, I don't know many of my neighbors. So, I decided now is the time to get involved and get to know you, so I joined the HOA Board.

We, the Board, realize that 2020 may have been a challenging year for you and your family. However, know that we are striving to keep you informed, specifically in our subdivision and with your HOA. Yes, we know you can find out the scoop on social media platforms, however, as you know, those platforms are not specific to OUR community.

This newsletter will be distributed via email on a quarterly basis (in March, June, September, and December). I'll even throw in some fun stuff to keep you engaged, so stay tuned! If you'd like to share something with your Hampton Park family (i.e., photos, retirements, weddings, etc.), please email me at [hamptonparkcommunications@](mailto:hamptonparkcommunications@gmail.com)

[gmail.com](mailto:hamptonparkcommunications@gmail.com). Also, hopefully soon we can begin the transition back to a state of normalcy after the effects of COVID. I look forward to the day when we can schedule some neighborhood activities to get out of the house and have some fun! Who's ready for spring break?



SPRING BREAK!

Spring is my favorite time of the year! It also is typically the time of year when parents take advantage of the kids being out of school by heading out of town. However, with COVID restrictions,



it can be difficult to find something for the kiddies to do to keep their minds active and to get them out of the house. Check out these 7 staycation ideas that will help to ease your family's COVID cancellation blues.

(<https://www.parents.com/fun/vacation/ideas/staycation-ideas-for-spring-break/>)

Are you a business owner and would like your neighbors to know about your business? If so, email me your name, the name of your business, type of business, location, and any other pertinent information you wish to share.

(hamptonparkcommunications@gmail.com)

Additionally, I would like to compile a list of vendors for our neighborhood so we don't have to repeatedly look to social media for referrals. Let me know who you use for the following (repairs, handyman, plumber, electrician, landscaping, gutters, carpet cleaning, etc.)

**IMPORTANT DATES TO
REMEMBER**



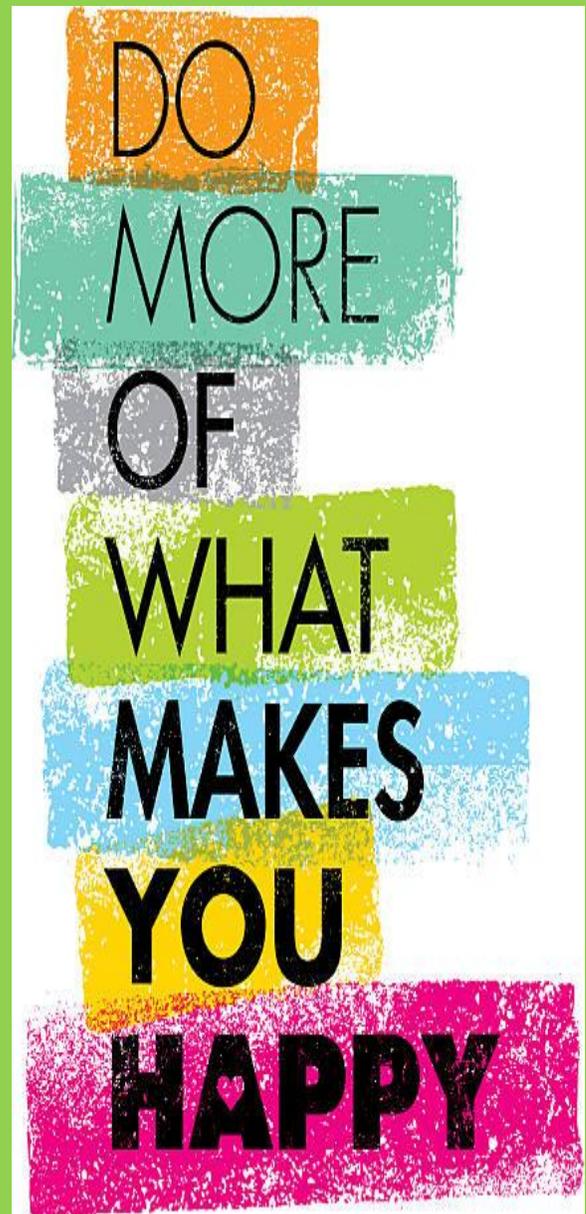
1st Day of Spring – March 20

Good Friday – April 2

Easter – April 4

Mother's Day – May 9

Memorial Day – May 31



Love your dog?

Me too! So let's pick up after them when taking them on that much needed stroll. Yes, I know. Our dogs seem to stop and "do their business" at the most inappropriate times, however, as responsible pet parents, we have an obligation to ensure we're not leaving their "business" where someone will step in it. Ewww! And...your neighbor will love you! 😊



Please Follow CDC Guidelines

- Wash your hands before putting on your face mask;
- Put it over your nose and mouth and secure it under your chin;
- Try to fit it snugly against the sides of your face;
- Make sure you can breathe easily;
- Don't put the face mask around your neck or up on your forehead;
- Don't touch the face mask, and, if you do, wash your hands or use hand sanitizer to disinfect.



HAMPTON PARK HOA REMINDERS FOR GOOD NEIGHBORS

Homeowners Association takes pride in our unique neighborhood community setting. We seek high standards of living that promote an enjoyable atmosphere as well as protect home values. HPHA expects all homeowners and renters to care for their homes, follow covenant declarations and Metro codes, and display sensitivity to surrounding neighbors. The following lists provide a condensed set of guidelines and regulations for all members.

The Basics:

1. All homeowners have the right to a quiet and unobtrusive neighborhood. Obnoxious, annoying, and offensive activity negatively affecting other neighbors is prohibited (Covenants, 10.03; Metro Code 11.12.070). Quiet hours for construction activity are 9:00 PM through 6:00 AM (Metro Code, 16.44.030). Fireworks and recreational use of firearms are prohibited (Metro Code, 10.68 and 11.12.080). 2. Be aware of activity in the neighborhood. Report suspicious activity to Metro Police (862-8600) and codes violations to Metro Codes (862-8500). The neighborhood is posted as no soliciting and no trespassing. Homeowners have the right to ask solicitors to leave their property and contact Metro Police upon non-compliance. 3. All HPHA members are obligated to pay an annual assessment (dues). While many homeowners are unaware of the costs associated with the HOA, collected funds are used to maintain landscaping on common areas, repair sprinkler systems and fences, pay for electric and water service, cover legal fees, and support neighborhood initiatives such as Yard of the Month, Community Yard Sale, welcome baskets for new homeowners, and additional neighborhood projects. Association funds are also stored in reserve for emergency capital repairs (Bylaws, Article XI; Covenants, Article V). All financial documents are available at monthly meetings. 4. Pets should be kept on leash when in the neighborhood and are not allowed to run at large. Owners must clean up pet waste on neighboring lawns, common areas, and roadways (Metro Code, 8.04.190). Poultry, livestock, and animal breeding for commercial purposes are prohibited (Covenants, 10.04). 5. Cars and trucks should be parked in driveways or garages when possible. Permanent parking on the street inhibits traffic flow, interferes with mail delivery, and creates safety concerns for pedestrians. Automobiles should not be parked on the grass or sidewalk (Covenants, 3.04; Metro Code 16.24.330.K.3). 6. It is important that homeowners maintain the exterior condition of properties in a satisfactory manner (Metro Code, sections 16.24.330-16.24.360). Lawns should be mowed regularly, trees should be pruned and hedges trimmed, and the exterior of the home should be free of damage, dirt, and debris. Please do not blow or sweep grass trimmings and leaves into the street. The Board of Directors holds the right to enter a lot to perform necessary lawn care and building repairs (Covenants, 10.18). The cost will be billed along with the annual dues or as a lien upon the property. (Covenants, Article VI). The Board of Directors may pass reasonable rules for use of front yard space (Covenants, 10.01).

Beyond the Basics:

1. Common areas include all open space within the boundaries of the HPHA except individual home lots. The majority of the common area is undeveloped and dangerous, and the board may adopt policies to regulate usage. Common areas in the woods surrounding the neighborhood have been designated as no trespassing, no hunting, and no vehicle use for safety of the residents (Covenants, 3.01.f; 10.01). 2. Dumping of trash and debris in common areas and accumulation on lots is prohibited and punishable by fine (Metro Code 10.26.010). Oil, gas, and other toxic liquids should be disposed of properly (Metro Code 10.20.130). 3. Parking of watercraft and trailers is permissible with restrictions. Watercraft and trailers may be parked on a paved driveway surface or behind the front facade of the home; however, they may not be parked in the roadway or in the front yard. Watercraft and trailers stored on property must be covered, operational, and currently registered (Metro Code 16.24.330.P). Watercraft and trailers may not be parked on common areas. 4. The installation of radio antennas is prohibited (Covenants 10.09). Satellite dishes may be regulated (Covenants, 3.05). 5. Basketball goals and other items placed in roadways or on sidewalks may be identified as a public nuisance (Metro Code 13.32.110) if activity interferes with traffic. 6. Construction of additional buildings, fences, pools, signs, play structures, tree houses, walls, decks, sidewalks, driveways, and similar auxiliary structures, as well as improvements to existing home structures, must be approved by the Board of Directors prior

to construction (Covenants, Article VII). No ancillary inhabitable structures are allowed on lots. Camping trailers, tents, and other live-able structures are prohibited as temporary residences (Covenants, 10.11). Swimming pools must be contained within a minimum four-foot privacy fence for safety (Covenants, 10.08). Fences may not be built forward of the front façade of the home; however, hedges and shrubs may be planted in the front yard as a property barrier not to exceed 42 inches in height (Covenants, 10.15). Sidewalks and driveways must be paved with concrete or aggregate only (Covenants, 10.13). Projects must meet Metro code guidelines and display a building permit as required. 7. Take care when planting. Invasive species (particularly bamboo) are discouraged as they may cause irreversible damage to homes and underground plumbing and may require expensive abatement. The impact of vines and rapidly growing ground cover should be considered before planting. Homeowners will be held liable for damage caused by invasive plants. 8. HPHA is zoned as a residential area. With the exception of a home office or studio, homeowners may not operate a business on their property (Covenants, 10.02). Ongoing painting, stripping, repair, and overhaul of vehicles is prohibited (Metro Code, 16.24.330.K.1). Unregistered or junk automobiles are prohibited and must be removed (Metro Code, 16.24.330.B). For more information on the Hampton Park Covenants, visit www.hamptonparkhoa.com and click "Hampton Park Bylaws." Metro Codes information may be found at www.nashville.gov/Codes-Administration.