

Hampton on the Green  
Neighborhood Association  
Newsletter – May 2023

Spring is finally here; property management and your board has been busy with many tasks. We want to welcome our new neighbors, Daniel and Pamala Knopp, David and Kathleen Shumway, Shirley Waters, and Charles Wight/Victoria Rasmussen.

**Landscape:** Spring startup was rough with the late winter and bringing on a new landscape contractor. The board reviewed multiple bids to respond to owner concerns expressed at the 2022 annual owners meeting and obtain competitive pricing to stay within assessment income. The first contractor (Wasatch Lawn Pros) was terminated based on poor performance, exhibited lack of capacity to perform tasks, and multiple owner concerns.

Old School Landscape is now under contract. We appreciate their willingness to help our community so late in the season by adjusting their entire schedule to accommodate us. We would appreciate your patience as they start landscape tasks and learn the most efficient way to perform them. Any landscape task performance quality complaints or need issues should be resolved by contacting our property manager and not the landscape crew.

Schedule of typical spring tasks are starting (later than normal) this week.

- Irrigation startup and repairs
- Mowing and aeration - mowing is on Wed
- First fertilization
- Spring cleanup as scheduled by Old School Landscape
- Replanting of trees, shrubs, and grass as soon as possible after irrigation system start up

Notes: Our landscape contractor is responsible for the entire irrigation system. This ensures standard equipment, proper controller settings, proper water coverage/pressure availability, meet water allocation or mandated restrictions, documentation of system changes, and expense management.

Only the HOA board is authorized to make landscape contractual tasks changes. Any landscape trees, shrubs removal or replacement must have a work order submitted and receive board approval. Owners, please contact or submit a work order, to our property manager, Brenda Veresh, for any landscape issues.

Contact Info:

Property Management (801) 399-5883

General Inquiries: [brenda@welchrandall.com](mailto:brenda@welchrandall.com)

Billing Inquiries: [jessica@welchrandall.com](mailto:jessica@welchrandall.com)

Community documents: <http://www.welchrandall.com/Hampton>

Work Order submittal can be accomplished on-line on the Welch Randall web site:

<https://welchrandall.appfolio.com> or calling the office or Brenda Veresh.

### **Board Actions**

**Secondary Water:** The contract is signed as discussed during the owner's annual meeting. Water meters are installed. Our single account is established, and water usage reported monthly. As a reminder, the HOA can be fined for using more water than allocated. Weber Basin Water Conservancy District will be migrating to a pay by actual usage in the near future (no

specific date announced yet). Your Weber County property tax bill should have the secondary water direct charge deleted this fall.

**Volunteer Committee:** The committee has worked hard to develop standard landscape architecture, water wise projects, and water wise plan (Utah Senate Bill 191 requirement by Jun 30, 2023). Here is a summary of the projects as budget allows:

- Replace/modify controllers to allow auto shutoff during wet weather
- Replace Maxi Paw sprinklers with check valve to reduce water drainage on shut off
- Test hybrid bluegrass to reduce water use by 30%
- Replace sprayer in appropriate zones with drip system

Park strip replacement of grass with rocks was not approved by the committee or board due to cost (excess of \$200,000) - there is no park strip changes authorized.

Standard architecture will cover authorized trees, plants, shrubs, irrigation system equipment, rock types, and owner/board request process.

The water wise plan will be evaluated by the board and then by an HOA attorney to ensure compliance with Utah HOA laws. The plan will be sent to owners for review and comments prior to board approval as prescribed by Utah Code 57-8a.

**2023 Budget:** The budget presented and discussed at the owner's annual meeting is the official budget and is posted on the community documents site. We presented a \$15,000 shortfall at the meeting and that was increased by \$10,000 due to snow removal. We anticipate increased sprinkler repair and landscape expenses due to snow removal and winter damage that was discovered during the spring walk through. There are many work orders that must be reviewed, prioritized and budget allocated that are higher than normal.

The board will be evaluating specific budgeted tasks to reduce expenses throughout the year. Tasks will be reviewed, prioritized, eliminated/reduced, and approved by the board. We will have a better idea on expenses in the Aug/Sep timeframe.

The board would like to assess if owners are interested in volunteering to perform specified work tasks (such as installation of bark and landscape planting). We could reduce expenses and cover a greater area. An accident and property damage waiver form will be required for all helpers. If interested, please contact our property manager, Brenda Veresh.

**Ewing Irrigation:** The board has set up a corporate cash account for the HOA at Ewing Irrigation. This will allow discounted cost for irrigation components for board approved self-help projects.

### **2023 Board Members:**

President - Tim Weinstock  
VP Landscape - Betty Austin  
Secretary - Kiele Nelson  
Treasurer - Ernie Parada

The board is looking for a replacement for the Vice President, Carl Mattsson who resigned. Please reach out to Brenda Veresh or one of the board members if interested