



HAMLET AT SOUTHBRIDGE HERALD

June 1, 2005

Hamlet at Southbridge Homeowners Association

Volume 2, Issue 2

www.hamlet-southbridge.com

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Association Board Members

Tom Pitschneider—President

David Lindquist—Vice President and SCA Representative

Gary Dose—Treasurer

Jenny Ames—Secretary

Sonya Kraft—Director and SCA Representative

Important Dates

Southbridge Fourth of July Neighborhood Parade

Sponsored by Chris & Stephanie Grimes

All homeowners invited

June 30th, 6:00—8:00 pm. See page 6 for more information.

National Night Out

Sponsored By Shakopee Police Department

August 2nd, 5:00—9:00 pm

Call (952) 233-9400 for more information.

Shakopee Derby Days

August 4th—7th

Letter from the President

The grass is green, the tulips are in full bloom, and school classes are finishing up...summer must be here. In this issue of the *Hamlet Herald*, you will find a wealth of information on upcoming neighborhood events, details on committee progress, and a variety of articles on topics discussed at the annual association meeting this past April.

A big thank you to all of the homeowners who were able to

attend the annual association meeting and to those who sent in their proxy forms. To those who made phone calls and went back to your neighbors to have them sign a proxy another thank you. The board received several comments regarding notification of the annual meeting that have been placed in the file for next year. We had to begin the meeting without a quorum but we were successful in gaining a

(Continued on page 4)

Treasurer Position Update

The Board of Directors approved the motion that the volunteer position of treasurer will be a non-board position. A resident of Hamlet has come forward with interest in this position and may

be filling this role.

Gary Dose will be the liaison to the treasurer position, and is looking into using QuikBooks to assist in the accounting paperwork.

And the Survey Says...



What is the best way to communicate association news?

“...the association must continue to use a variety of delivery options to support the existing needs of Hamlet homeowners.”



Hamlet Neighborhood Announcements is an email list for those preferring online communications.

Thank you to those who have taken the time to offer feedback via the communications survey. Members of the Communications Committee have reviewed all responses and appreciate your input. To date, more than 40 homeowners have submitted comments and the Communications Committee has initiated a variety of new communication programs as a direct result of homeowner suggestions, including a welcome handbook, opt-in e-mail announcements, and more frequent website updates.

The results of the survey highlight areas in which we are communicating effectively and areas in which we can continue to improve. On a scale of 1 (not effective) to 5 (very effective), the following communication vehicles were rated as follows:

- ◆ Quarterly Newsletter 4.1
- ◆ Annual Assoc. Meeting 3.1
- ◆ Website 3.3

Several homeowners were concerned with the cost effectiveness of producing an association newsletter. It is important to point out that the *Hamlet at Southbridge Herald* actually generates revenue for the association through advertising fees. These fees cover all costs associated with producing and mailing the newsletter, as well as other communication activities and projects as needed. On a scale of 1 (never) to 5 (always), respondents averaged 4.5 when asked if they read the association newsletter.

The survey results demonstrate that the association must continue to use a variety of delivery options to support the existing needs of Hamlet homeowners. Although a large number of respondents do have access to the Internet, there are also a significant number of homeowners who either do not have access to the Internet or simply prefer printed communications. When asked if they preferred online communications, survey respondents had a wide range of responses; on a scale of 1 (never) to 5 (always), respondents averaged 3.5.

Approximately 60% of those who completed the survey visit the association web site at least quarterly. Respondents appreciated the recent revisions to the website and advised that frequent updates would make them more likely to use the web page as a reliable source of association information. The website now includes an announcement form where Hamlet residents can sign-up to receive e-mails on website updates, neighborhood events, and meeting notifications.

If you have not had a chance to complete the communications survey, please take a few minutes to share your ideas. The survey is available on www.hamlet-southbridge.com.

Committee Updates

Architectural

architectural@hamlet-southbridge.com

Liaison - Dave Lindquist

There have been several questions concerning the committee review process and procedures for homeowners who have work that they want to complete. The general process is as follows:

- 1) Make sure your intentions do not cause trouble with your neighbors.
- 2) Submit the Architectural Review form via the website at www.hamlet-southbridge.com/alteration_requests.htm or send your request and specifications to the association address, Hamlet at Southbridge HOA, PO Box 154, Savage, MN 55378. Include with your request the type of alteration (fence, shed, garden structure, gazebo, pool, home addition, attached porch, etc.), a description (size, construction materials, color, manufacturer or contractor, etc.), your name, address and telephone number.

- 3) Contact the City of Shakopee for the required permits.

If you have any questions regarding this process, contact the Board through the website or at board@hamlet-southbridge.com.

Maintenance

maintenance@hamlet-southbridge.com

Liaison – Gary Dose

We are in need of landscape designs for the island areas at Whitehall Place and Sussex Place. If you are interested in assisting, please contact the Maintenance Committee through the website or

at maintenance@hamlet-southbridge.com. Once designs have been created, they will be sent to the city for approval, and then work can begin.

We are looking for an individual to assist with general maintenance issues within the neighborhood, specifically focusing on mailbox maintenance. If you know a handyperson who is interested, please have them contact the Maintenance Committee. This individual will need to carry their own liability and workers compensation insurance policies and will need to contract with the association as an outside vendor.

Costs are being reviewed for the replacement of trees near the intersection of Hartley Boulevard, Windsor Drive South and Windsor Lane.

Look for the new flowers recently planted at two of the three main entrances to our neighborhood!

Communications

communications@hamlet-southbridge.com

Liaison – Jenny Ames

We have delivered several Hamlet Neighborhood Guides to new families within the neighborhood already. If you have not received a guide and are new to the neighborhood, please contact the Communications Committee through the website or at [commu-nications@hamlet-southbridge.com](mailto:communications@hamlet-southbridge.com) and we'll be glad to deliver you one.



All committees could use your help, email if interested.

“Needed: an individual to assist with general maintenance issues within the neighborhood...”



New flowers have been planted!

(Continued on page 4)

Committee Updates



Be sure to save the neighborhood Services Offered Directory from the center of this newsletter.

(Continued from page 3)

We continue to receive several new listings in the Services Offered Directory. Please detach the directory included in this issue of the newsletter and keep for your reference. The most up-to-date listings are always available on the association website.

Rules

rules@hamlet-southbridge.com

Liaison – Sonya Kraft and Tom Pitschneider

We are still looking for interested neighbors to help support this

committee. Four to five members are needed to get this committee on its feet. If you are interested, please contact the Rules/Compliance Committee through the website or at rules@hamlet-southbridge.com. The goals of this committee are to devise a Compliance Warning system and/or an Escalation of Fines pertaining to current association rules.

Coming Soon!

Chipotle—Southbridge Crossings
(Next to Chili's)

Vavoline Instant Oil Change—
Southbridge Crossings

Lowes—Dean Lakes

Ruby Tuesday—Dean Lakes

Good Will—location of old
Shakopee KMart

Letter from the President

(Continued from page 1)

quorum prior to the election of new board members.

We elected two new members to the association board: Gary Dose and Jenny Ames. On behalf of everyone, I would like to thank Jenny and Gary for their willingness to share their time and ideas, as well as applaud their commitment to our neighborhood. You can learn more about Gary and Jenny from their biographies on page 5.

In addition to welcoming the new board members, I also extend my appreciation to Barb Filakowski and Bob Pickens as they come to the end of their board term. Thank you for all of your hard work and dedication to new initiatives developing in Hamlet.

If any of you are looking for a way to make sure your ideas are heard or simply want to get more involved in the neighborhood, please consider joining one of the association committees. The communications, maintenance, architectural and rules/compliance committees are all looking for additional assistance and welcome your input. Updates on all of the committee projects are located on page 3. Please visit the association website or contact anyone on the board for more information.

Be sure to take a look at all of the new businesses coming to our area (see sidebar). We certainly live in a growing community and it's exciting to watch the area develop. Take care and enjoy the lazy days of summer up ahead.

Tom Pitschneider



Thank you to Barb Fialkowski and Bob Pickens for their work on the Association Board.

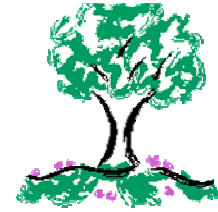
Master Association Update

The Southbridge Community Association is comprised of members of each of the three neighborhood associations, Hamlet, Savanna Oaks and the Classics.

Bids have been requested and are currently being reviewed for twenty-one planting areas along

Southbridge Parkway. Bids have also been requested and are currently being reviewed for tree replacement along the parkway.

Irrigation installation along the outside areas of the parkway is proceeding and should be completed soon.



Irrigation along Southbridge Pkwy should be completed soon!

Welcome Jenny Ames

Jenny Ames has been a Southbridge resident since May of 2000. Prior to being a stay-at-home mom, she managed training for a large financial and insurance company. She holds a bachelor's degree in journalism from the University of Wisconsin-Madison.

Jenny's goals are to help maintain the neighborhood's property values and standards as well as to

help the Hamlet Association make financially sound decisions. She wants to ensure communication to and from the residents is clear, effective and timely.

In addition to juggling the schedules of her three children and husband, Jenny enjoys running, reading, volunteering in her children's schools and church, and playing in various musical groups.

Welcome Gary Dose

Gary Dose and his wife Shelly have been residents of the Southbridge neighborhood since October 2002. They have two sons, Harrison and Macalester. Gary was born and raised in the Rochester, MN area and graduated from Creighton University in Omaha, NE.

As a financial consultant with RBC Dain Rauscher, Gary helps individuals, families and small businesses make the most of their financial resources. Prior to his consulting career, Gary played professional baseball in the Minnesota

Twins minor league system from 1995 to 1998. When he's not working, Gary enjoys golfing, fishing and other family activities.

Gary is looking forward to his board position because he has a vested interest in seeing Southbridge grow and develop into an even better place to live than it is today. In addition to improving the safety of neighborhood intersections, one of Gary's main goals for our community is to develop a strategy for keeping the common areas clean and attractive.

Welcome to

Jenny Ames

and

Gary Dose,

our newly elected

Board Members!



Thank you for volunteering yourselves to help better our neighborhood!

Southbridge Parade



Join our own neighborhood parade, June 30th!

Southbridge Parade

Join us for the first ever Southbridge Neighborhood Parade!!!

JUNE 30th at 6:00 p.m.

Tons of coupons given out by local businesses!

Tons of candy!

Tons of surprises!

Tons of fun!

Kids: If you have a bike, we would love to have you join our parade. The best decorated girl bike and boy bike will be crowned Southbridge's prince or princess of the year!

Neighbors: Call us with your ideas if you would like to enter; classic cars, pets, costumes, etc... all are welcome!

*For more details log onto southbridgenighborhood.com or contact Chris Grimes at 612-750-0035

Enjoying Minnesota's Seasons—Summer

There is no need to travel far this summer in order to find fun things to do with your family. Shakopee and its surrounding neighbors offer a variety of entertainment to suit every one's tastes.

There are a variety
of fun things to do
this summer!

- ◆ **Edina Art Fair**—located at 50th and France, the Edina Art Fair offers 3 days of food, free entertainment, and artist displays. June 3rd – June 5th.
- ◆ **Minnesota Landscape Arboretum**—located in Chaska the arboretum offers family activities, camps, and group tours. Cost per Adult is \$7 and children under 15 are free. Admission is free every Thursday after 4:30. Visit www.arboretum.umn.edu.
- ◆ **Murphy's Landing**—located on the scenic Minnesota River on Hwy 101, Historic Murphy's Landing depicts Minnesota life as it was during 1840-1890. Saturdays 10-5 and Sundays 12-5. Admission is \$8.50 for adults and \$7 for children. Visit www.threeriversparkdistrict.org.
- ◆ **Canterbury Park**—enjoy live horse racing Thursdays and Friday evenings starting at 7:00 and on Saturday and Sundays starting at 1:30. Sundays are family day at Canterbury with plenty for everyone in the family to enjoy. Admission is \$4 for adults and children are free. Visit www.canterburypark.com.
- ◆ **Raceway Park**- live racing every Sunday night with the gates opening at 4:30 and racing starting at 6:00. Other races scheduled throughout the summer. Adult admission is \$11 and children (ages 5-11) are \$5. Visit www.goracewaypark.com.
- ◆ **Shakopee Derby Days**—this year Derby Days will be August 4th-7th. Many things for the entire family including a 5k Turf Run at Canterbury Park, a soap box derby, kids' carnival, taste of Shakopee and of course the parade. Watch the Shakopee paper for more details and schedules.
- ◆ **Shakopee Aquatic Park**—located at 11th and Adams (Lions Park) a unique sand-bottomed chlorinated pool. Open June through August. Hours are 12-7 and cost is \$5 per person with multi-use punch cards available.



Beaches, pools. Fairs, the races, parades and picnics! Summer is HERE!

Please remove this insert, and keep for future reference.

(Current as of June 1, 2005)



THE SERVICES OFFERED DIRECTORY

Do you wish you had a friend who finishes basements? Or a cousin who is a mechanic? How often do you wish you knew more teenagers who are available to baby-sit, mow the lawn, shovel the sidewalk, or walk your dog? We can connect you with people who are experts at a variety of services right here in our own neighborhood.

The Services Offered Directory is available on the Hamlet at Southbridge web site, as well as here in the newsletter. If you own a business or have a special skill (pet sitting, tutoring, music lessons, etc.) that you would like your neighbors to know about, this is your chance to spread the word. Parents, be sure to let your children know about this opportunity to advertise their services to neighbors and increase their chances of making a little extra money.

If you are interested in a directory listing, please send the following information to communications@hamlet-southbridge.com:

- Your name
 - Business name (if applicable)
 - Contact information (address, phone, e-mail)
 - Type of business/service offered
 - Description of business/service offered (75-words or less)
 - Fees (if applicable)
-

Air Duct and Dryer Vent Cleaning

- Curt Pricer

Email: curt@aaductcleaning.com
Address: 1672 Windsor Drive South
Phone: 952-445-9974
Fee: Dependent on services

American Air Duct Cleaning offers duct cleaning and dryer vent cleaning using the patented Rotobrush System. The Rotobrush System uses a rotating brush to thoroughly clean your air ducts. We then sanitize the air ducts with an EPA approved antimicrobial spray. We take pride in our work and guarantee your satisfaction. We also offer dryer vent cleaning, proven to help prevent house fires. Custom air filters are also available. See more information at www.aaductcleaning.com.

Architectural Design/Construction

- Ken or Sonya Kraft

Email: DesignBuildServices@mn.rr.com
Phone: 952-233-8750
Fax: 952-233-8752
Fee: Dependent on scope

Design Build Services Inc. is a one stop shop. They design and build your project from start to finish, giving you peace of mind and single source of responsibility. They have licensed architects who are experienced in residential, commercial and landscape design.

They specialize in custom projects like new homes, exterior/ interior renovations, lower level finishing, 3 or 4 season porches, home

THE SERVICES OFFERED DIRECTORY CONTINUED...

(Current as of June 1, 2005)

entertainment/theaters, additions, office, sunrooms, kitchens, master suites, baths, & outdoor living spaces like decks, pergolas, fire pits, courtyards, patios, water features, etc.

Computer Service/Repair

- Pat Ames

Email: tcguy@mn.rr.com
Phone: 952-240-7451
Fee: Dependent on services

A resident of Southbridge since 2000, Pat is a Cisco certified network administrator and instructor. Some of the other services offered include wireless technologies, home networking, custom built computers and general troubleshooting.

Custom Cabinetry

- Jesse Kath

Email: jkath2@mn.rr.com
Address: 6966 Sussex Lane
Phone: 612-730-3299
Fax: 952-496-3415

We specialize in custom cabinetry and exotic woods.

Educational Tutors

- Adrienne Stark

Email: adrienne@mn.rr.com
Address: 1685 Windsor Drive
Phone: 952-445-2770

Math Tutor: Algebra, Geometry and Calculus. I have an extensive mathematical background.

References are available!

Insurance—Auto, Home, Life

- Scott A. Kneller

Email: skneller@mn.rr.com
Address: 6869 Cambridge Road

Phone: 952-451-0797
Fax: 651-209-7677

Scott offers both personal and business lines of a variety of insurance tools including auto, home, life and health products. He begins with an initial consultation to assess every aspect of risk you carry.

Scott has been a resident in Southbridge for three years. His insurance agency is under the Farmers Insurance and Financial Services umbrella. He would appreciate the opportunity to provide answers and solutions to your insurance concerns.

- Kim Porter

Email: kporter@amfam.com
Address: 7297 Whitehall Road
Phone: 952-496-2382
Fax: 952-496-3709

Let a local American Family Insurance agency help you with all of your insurance needs. We can help you with your business as well as personal insurance needs. Simply call us for a quote and you may find that a brief phone call to our agency could save you money.

Lawn/Yard Maintenance

- Bryan Migliori

Email: bmigz@earthlink.net
Address: 7364 Berkshire Court
Phone: 952-496-3588
Fee: \$35.00

Looking for summer contracts and also quick mows for those who might need a break. Professional equipment and very experienced. Price starts at \$35.00 for an average Southbridge lawn.

Mortgage Officer

- Jenny Lee

Email: jennyl@cmfexpress.com

THE SERVICES OFFERED DIRECTORY CONTINUED...

(Current as of June 1, 2005)

Phone: 612-239-4207

Custom Mortgage & Funding - 2003
Business Journal: top 25 mortgage
company.

Mortgage programs for all credit situations.
Whether you want a 0% down program, No
cost program, Investment property
purchase, or any other type of mortgage,
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competitive rates and costs on your next
mortgage. Fluent in Chinese also!

- Brad Soderberg

Email: brad.soderberg@wellsfargo.com
Address: 1704 Windsor Drive South
Phone: 1-800-342-7462 ext. 77758
Fax: 1-866-897-5988

Brad has been helping people with their
home financing needs for 10 years, and
lived in Southbridge for 4 years. Your
neighborhood resource for America's #1
Home Lender. He's available to make sure
that your mortgage is meeting both your
short and long term financial needs.

Piano Teacher

- Nancy Meyhoefer

Email: nmeyhoefer@mn.rr.com
Address: 7374 Berkshire Court
Phone: 952-233-2038

Fees are discussed if teacher and parents/
student are a good fit.

Private Investigations

- Brian Wondra / Summit Investigations

Email: summitinv@mn.rr.com
Phone: 952-496-2272

Brian worked for the Scott County Sheriff's
Office for twenty-one years, and his last six
were as a detective and CSI. Criminal and
civil investigations, persons locates,
surveillance, infidelity issues, backgrounds

and forensic evidence analysis are some
areas Brian will investigate. Everything is
confidential, and consultations are free.

Realtors

- Dan Hennen

Email: danhennen@mn.rr.com
Phone: 612-910-4445
Fax: 952-403-0593

Dan has been a Realtor with Coldwell
Banker Burnet for 10 years, and has lived in
Southbridge for 4 years. He is also the
sponsor of our Annual Southbridge Garage
Sales. Whether you are thinking of Buying
or Selling, please call your Neighborhood
Realtor.

- The Grimes Group / Coldwell Banker Burnet

Email: cpgrimes@cbburnet.com
Phone: 952-402-9707
Mobile: 612-750-0035
Website: www.GrimesSellsHomes.com

As your Southbridge Real Estate Experts,
The Grimes Group and Coldwell Banker
Burnet continually strive to provide a
seamless real estate experience for
you. Chris and Stephanie have lived in
Southbridge for four years and are planning
a "Fourth of July Kiddie Parade" for
Southbridge Residents. Whether buying,
selling, or just curious, please feel free to
call.

Thank you to all of the local businesses who support our newsletter!

Additions • Room additions, dormers • 3 Season Porches • Decks

Remodeling

• Kitchens • Cabinets, Counter Tops
• Bathrooms • Shower Stalls, Tubs, Vanities • Basements

Siding • Steel, Vinyl, Wood, Hardie Plank
• Aluminum Fascia-Soffits
• Seamless Aluminum Gutters



Windows

• Wood & Vinyl Replacement • Skylights • Bay, Bow Windows • Egress Windows

Doors

• Entrance Doors, Patio Doors • Overhead Garage Doors • Shingle Roofs

Roofing

• Wood, Vinyl, Ceramic, Laminate **Floors**

Plumbing • Toilets, Sinks, Faucet's, Hot Water Heaters **Concrete** • Sidewalks, Driveways, Patios, Steps

Electrical • New Wiring • New Service **Hvac** • Furnaces, A/C, Ductwork



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Why are Flowers an Important Element of your Home?



**Sandy Erickson, Owner,
Avant Garden Floral with Greeter,**

One of the ways in which Flowers most frequently contribute to our lives is as the perfect, most expansive, gesture of Welcome. When we fill our homes with flowers we are presenting a gift to both our visitors and ourselves.

Flowers provide a certain atmosphere in your home. In a serene, welcoming, home environment our spirits are naturally lifted and our minds freed from oppressive negative thoughts. The best places for everyday flowers are wherever you spend time in your home. Often neglected is the kitchen where flowers soften the utilitarian atmosphere. A floral touch is also welcome in a bathroom. As well, Flowers will add a sense of comfort, sophistication, and coziness to a bedroom. And as I think we've all experienced far too little, an everyday meal is transformed if it is served at a table adorned with a few blossoms.

Here are some easy ways to decorate with flowers based on the Five Elements of Feng Shui:

Wood:

A symbol of spring and new life, Wood can be displayed in our homes through the use of twigs of blossoms which are simple, easy to maintain and long-lasting. To try to stimulate Wood energy in your home, introduce houseplants of any kind into every room. Plants recycle the air we breathe and can provide a natural filter for the air.

Fire:

Fire is a symbol of divine energy, transcendence and spiritual revelation. Flowers in warm colors – reds, pinks, peaches and vibrant oranges – are good ways to stimulate this element in our interiors, and instantly bring warmth to a cold room.

Earth:

Universally, Earth is the element that represents fruitfulness and protection. Earth is a centering element and in Feng Shui fresh flowers displayed in the center of the home are believed to promote the feeling of being centered and balanced in the self.

Metal:

Metal represents purification. In Feng Shui it is said that when the metal element is deficient in our environment, we will find a tendency within ourselves to hang onto superfluous possessions, styles, emotions, relationships and so on. Yet when Metal is in excess, we become too rigid and judgmental of ourselves and others and too detached from our environment. Flowers present the perfect opportunity to balance the element of Metal within our interiors. When Metal is deficient, add white ceramic or metal vases, preferable filled with 'rounded' flowers. Also, use flowers or foliage that have pointed heads and leaves (like thistle). Alternatively, counteract an excess of Metal by adding flowers in bright colors, with eccentric forms and interesting textures such as red gerberas.

Water:

Within Water lies the potential for creativity and activity, characterized by its dreamy formlessness. The Water element symbolizes absolute rest, tranquility and peace. Cool blues and black are the colors of water. Flowers connect us to Water. Place flowers in vases of clear glass so that the water is as much a part of the arrangement as the flowers.

Flowers bring joy into our lives, persisting fragrantly in our memories
long after the blooms themselves have faded away.

Avant Garden Floral

8078 Old Carriage Court—Southbridge Crossings— #952-445-1707 www.TheFineArtofFlowers.com

Thank you to all of the local businesses who support our newsletter!



**EXPRESSING LIFE TO THE FULLEST?
POUR ME A CUP OF THAT!**

Calling Families' 1st Choice Chiropractic and Dr. Kori is an invigorating way to start your day.

Chiropractic helps you get the most out of life by removing nerve interference that will, if left in place, rob you of the very talents, abilities, capabilities and potentials that you have been blessed with. Dr. Kori wants to see you be the best that you can be and get the most out of life!

You can be sure that the benefits received from chiropractic will suit your taste for a long time and could brew up all sorts of possibilities in your life.

To sweeten the pot, we're serving chiropractic in a unique way that will allow you to get the care that you and your family needs and deserves in an affordable way!

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www.DrKori.com

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Michael England D.D.S.

8074 Old Carriage Court

952-746-0808



Brad Soderberg
Wells Fargo Home Mortgage
Off: 800-342-7462
Ext. 77758
Mobile: 612-209-3801
Fax: 866-897-5988
Brad.Soderberg@wellsfargo.com



Home Loans for Happy Endings

Your Southbridge neighborhood Wells Fargo Home Mortgage consultant excels at listening to your goals and helping you choose the best financing solution to achieve your dream. In the past decades alone, close to four million homebuyers and homeowners have called on our strengths, resources and capabilities.

*Responsive service and professional expertise

*Extensive product line with flexible financing options

Smooth loan experiences and rewarding customer relationships

Your happy ending starts by calling Brad Soderberg today!

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Thank you to all of the local businesses who support our newsletter!



THE GRIMES GROUP

**DON'T TAKE A CHANCE WITH
YOUR BIGGEST INVESTMENT**



6799 Cambridge Road

Spacious 4bd, 3ba 2 story on a beautifully landscaped corner lot. Quaint sitting porch in front, 4 bds and laundry all on one level, fireplace with stone surround, and hardwood floors.

Listed for \$398,967



1419 Yorkshire Lane

Beautifully decorated 3 bd, 2ba one level living town home. Vaulted ceilings, model condition, open and flowing floor plan.

Listed for \$188,967



1524 Sussex Court

Open and Spacious 4 bd, 3 ba modified 2 story on a large corner lot. Huge deck, great floor plan, fireplace, hardwood floors, vaults, and 4 bds all on one level.

Listed for \$378,967



7441 Whitehall Road

Classy 4 bd, 3 ba modified 2 story with charming front porch, hardwood floors, paver patio, built-ins, and vaults.

SOLD \$330,000



Whether buying, selling, or just curious, please feel free to call.

Chris and Stephanie Grimes

Direct: (952) 402-9707

Mobile: (612) 750-0035

E-mail: CPGrimes@CBBurnet.com

www.GrimesSellsHomes.com

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Shakopee, MN 55379-1678



Thank you to all of the local businesses who support our newsletter!



CHILI'S IS NOW IN SHAKOPEE!

8098 OLD CARRIAGE COURT (Just off County Road 18)

OPEN SUN - THURS 11 AM TO 11 PM

FRI - SAT 11 AM TO 12 PM

"HOME OF THE PRESIDENTE MARGARITA"

PLANNING ON COMING IN, CALL AHEAD
AND GET ON OUR
CALL AHEAD SEATING LIST 952-445-2234



Ask about our Party Platters or food to go
great for watching the game or any get together!

Thank you to all of the local businesses who support our newsletter!

Allergy Free Zone

AIR DUCT CLEANING SPECIAL



Do You Have:

- Allergies? • Sinus Problems
- Headaches? • Excessive Dust On Your Furniture? • Musty Odors When Your Heat Or A/C Is Running?

We Also Offer:

- Sanitizing • Mole Removal • Lifetime Electrostatic Filters • Dryer Vent Cleaning • AC/Air Handler • Refrigerator Coils, if accessible

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Only

\$59.95

Rotary
Brush
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Includes 10 Vents, 1 Main and 1 Return. We also offer sanitizer, air handler cleaning, mains and returns, A/C coil cleaning and additional vents all priced separately. Additional charges may apply. Expires 4/19/05.

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FARMERS

Comments or Suggestions Welcome

This is a homeowners association newsletter. The Communications Committee produces this publication quarterly. If you are interested in donating your time or talent, or if you have items you would like to add to the next newsletter please contact the committee at Communications@Hamlet-Southbridge.com.

ADVERTISERS—

THANK YOU to all of the local businesses who offered their support for this issue of our newsletter! We could not have done this

without you.

Our next issue will be out the first week of September 2005.

Have a great spring!



Produced Quarterly by the
Communications
Committee.

Thank you to all of the local businesses who support our newsletter!