



HAMLET AT SOUTHBRIDGE HERALD

January 2007

Hamlet at Southbridge
Homeowners Association
www.hamlet-southbridge.com

Volume 4, Issue 1

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Association Board Members

Tom Pitschneider—President
 Gary Dose—Vice President
 Jenny Ames—Secretary
 Adrienne Stark—Treasurer
 Pete Conrad—Director/SCA Board

Letter from the President

Dear Neighbors,

Welcome to the winter edition of the Hamlet Herald. As the weather cools and we begin to enjoy the fun outdoor winter season, I'd like to reflect on a few things that have occurred since our last newsletter.

This past fall the Southbridge Community Association removed and replaced many dead trees along the parkway. The two islands at Whitehall Place and Sussex Place now have irrigation and new sod. This spring, all three monument areas will be "cleaned up" and mulched.

Many of you are aware of the theft problems that have occurred throughout the community. Thanks to the help of several neighbors, we have identified three possible suspects. Their names have been turned over to the Shakopee Police Department. Please be vigilant in watching out for suspicious activity. Remember to keep your garage door closed at night and even during the day when you are not outside. Don't forget to lock your vehicles when they are parked outside, and don't keep valuables in your vehicles. Mr. Scott Kneller has come forward to coordinate neighborhood watch groups within Hamlet. There is more information within this newsletter on this topic.

Earlier this year the HOA requested a traffic study to be completed in the area of Windsor Drive South and Whitehall Road. This study indicated the justification of stop signs on Whitehall Road, at the intersection of Whitehall and Windsor Drive S. The Shakopee City Council approved this addition in November and also asked that the intersection be marked for pedestrian crossing. We are pleased that the stop signs were added during Thanksgiving week!

In response to residents requests, we are pleased to offer locked mailbox inserts to residents in 2007. More details and the order form are found on page 4.

This month the Board will begin working on the 2007 budget for presentation at the April General Meeting. We appreciate your input and involvement in all neighborhood issues, and can be reached at board@hamlet-southbridge.com. Also, don't forget about our "neighborhood announcement" list, which informs residents of important Southbridge events and/or issues. You can sign up to be on the announcement list at our website: www.hamlet-southbridge.com.

Sincerely,

Tom Pitschneider

President, Hamlet HOA

Hamlet Subdivision Security Update

Letter from Resident Scott Kneller



**A BIG THANK YOU TO
SCOTT KNELLER
FOR HELPING TO
ORGANIZE A
COMMUNITY WATCH
PROGRAM!**

I FIRMLY BELIEVE THE
SUCCESS OR FAILURE OF
THE PROGRAM WILL
CORRESPOND DIRECTLY
WITH THE LEVEL OF
PARTICIPATION BY THE
HAMLET RESIDENTS.



**ALL COMMITTEES
COULD USE YOUR HELP,
E-MAIL IF INTERESTED.**

In response to the increasing frequency and levels of crime in both Shakopee and the Hamlet subdivision the past six months, the board of the Hamlet Home-owners Association has agreed to look into establishing a community watch program.

I firmly believe the success or failure of the program will correspond directly with the level of participation by the Hamlet residents. It is in all of our best interests to get involved and make this a success. I am currently in the process of evaluating the subdivision to break Hamlet into sub-watch areas. For each of these sub-areas we will need block captains, as well as co-captains.

What is required?

The minimum requirement for a block program to be established is 50% resident participation. Participation is defined as holding two meetings a year, one occurring on National Night Out.

Goals:

It would be nice to see 75%+ resident participation, holding quarterly meetings.

- ◆ Signs posted throughout the neighborhood showing involvement in the program.
- ◆ Monthly security newsletter emailed out, including crime reports, tips on security and safety, block program ideas, etc.
- ◆ Increased police patrolling throughout Hamlet

- ◆ Quarterly or semi-annual meetings led by Shakopee P.D.
- ◆ Reduce most opportunity for crime in our neighborhood, making this one of the safest communities for our families and most importantly our children.

Next Step:

Please respond to me directly via either phone or preferably email by January 31, 2007. All I need at this time is to hear you are interested in this program being established and if you would be interested in becoming a block captain or co-captain. There will be a meeting with the captains, co-captains and Shakopee P.D. at some point in February. As well, if you should have questions please feel free to contact me.

Summary:

We have the ability to set up the most unified community in Scott County. With everyone's involvement this would be the largest community watch program in Scott County! Let's work together to proactively curb crime in Hamlet. I look forward to hearing from everyone.

Scott Kneller

6869 Cambridge Road

H- 952-233-3321

C- 763-442-7979

Email: skneller1@comcast.net or sknelle@searshc.com

Update on City Retail

We would like to inform you about new retail and business developments in our growing community. Officially on the drawing board as of November 15, 2006:

CVS Pharmacy – Dean Lakes

US Federal Credit Union – Dean Lakes (now open)

Dean Lakes Dental – Dean Lakes

Cam Rahn Express – Southbridge (now open)

QLogic – Dean Lakes

FedEx Ground Distribution Center– Valley Green Industrial Park

Medical Office Building – St. Francis Hospital Campus

Verizon Wireless – 17th Ave E. & Marschall Rd.

Starbucks Coffee – 17th Ave. E. & Marschall Rd.

AutoZone Auto Parts – 17th Ave. E. & Marschall Rd.

Top Dollar Store – Shakopee Town Square

Unofficially on the drawing board with proposed spring 2007 groundbreaking:

Best Buy – Southbridge

Kwik Trip – Southbridge Fields (Crossings Blvd.)

TCF Bank – Southbridge Fields

We will keep you informed of additional developments as well as changes in future newsletters!



WINTER IS HERE!



Holiday Light Covenant

Please note our neighborhood rules regarding holiday lights:

Holiday lights may be installed between October 15 and March 15. Other seasonal lights may be installed 30 days prior to the

seasonal event and must be removed within 15 days after the seasonal event. A \$2.00 fine per day of violation will be assessed to the non-compliant party owner.

Christmas Tree Pickup Reminder

A brief reminder from Dick's Sanitation, residential collection for Christmas trees will be during the weeks of January 8th - January

19th on your scheduled pickup day. Please remove all plastic bags, tinsel and ornaments before taking your tree out to the curb.

YOU CAN FIND THE
NEIGHBORHOOD
SERVICES OFFERED
DIRECTORY ONLINE.

[WWW.HAMLET-](http://WWW.HAMLET-SOUTHBRIDGE.COM)

[SOUTHBRIDGE.COM](http://WWW.HAMLET-SOUTHBRIDGE.COM)



CHRISTMAS TREE
PICKUP WEEKS ARE
JANUARY 8TH -
JANUARY 19TH

Hamlet HOA in Southbridge

Order Form for Mailbox Insert

****All orders due by January 31, 2007****

As we have discussed on our website over the summer, there were several instances of stolen mail in our neighborhood. Because the mailboxes are owned by the Hamlet Owner’s Association (HOA), the Hamlet Board of Directors has investigated many different options available to Hamlet homeowners to help possibly prevent future instances of mail theft from occurring. As a result of our research, we have decided to offer every homeowner the ability to purchase, at each homeowner’s own expense, on a lockable insert. This insert is entirely optional to the homeowner and is not a requirement of the HOA. If you choose to purchase an insert, it must be installed by the association directly into the mailboxes.

Again, since all mailboxes are property of Hamlet HOA, the HOA will coordinate installation of these inserts. Your insert will most likely be installed sometime in February or March of 2007. Once all orders are received, we will email you and let you know when to expect the installation.

Note - All of the inserts will utilize the same key. It is not practical to have a unique key for each insert due to various issues that could come up. (i.e. selling your home, losing the key) This proposed offer by the board is not meant to be an answer to every possible theft scenario, rather, is meant to be a deterrent to the efforts of possible thieves. For a better understanding of the insert, please visit www.hamlet-southbridge.com for more information.

Amount per insert: \$55 (this includes the insert part and installation)

Please include a check for the full amount, payable to Hamlet HOA, by January 31, 2007. Only inserts that have been fully paid for will be ordered and installed. Mail to:

Hamlet HOA
P.O. Box 154
Savage, MN 55378

Mailbox Insert Order Information:

Name: _____
Address: _____
Phone: _____
Email: _____

Please remember to include your \$55 check with the order. We will not order inserts without payment.

Any questions, please contact the Hamlet HOA at:
board@hamlet-southbridge.com

Minimal Commitment with a Lasting Reward

Are you concerned with the appearance of the open spaces and parkland areas within our neighborhood? Do you have opinions on the rules and guidelines of the Hamlet at Southbridge Homeowners Association? Do you want to have more involvement on how your association dues are spent?

If you answered "Yes!" to any of these questions, then you would make a wonderful addition to any of our association's committees. Our committee members strongly encourage anyone to join. We have openings in all four committees: Maintenance, Architectural, Rules, and Communications.

We need members to keep these committees running, otherwise the plans for our neighborhood cannot move forward. Being a member of a committee requires a minimal time commitment but the reward for your effort is lasting in the betterment of your neighborhood.

If you are interested, please contact one of the committees listed below. Everyone is welcome!

Maintenance

maintenance@hamlet-southbridge.com

Liaison – Gary Dose and Tom Pitschneider

Architectural

architectural@hamlet-southbridge.com

Liaison - Adrienne Stark

Communications

communications@hamlet-southbridge.com

Liaison – Jenny Ames and Pete Conrad

Rules

rules@hamlet-southbridge.com

Liaison – Pete Conrad



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- ◆ New Location Savage - 5805 Egan Drive
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For neighborhood pictures or to take a virtual tour of any of these homes, log onto www.GrimesSellsHomes.com or www.SouthbridgeNeighborhood.com.

www.SouthbridgeNeighborhood.com



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



For advertising information, contact Kam at communications@hamlet-southbridge.com.

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



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M - F: 9a.m. - 9p.m. | Sat: 10a.m. - 8p.m. | Sun: 10a.m. - 6p.m.

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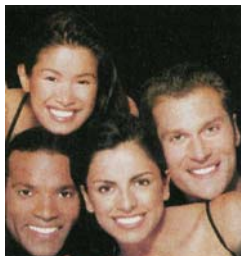


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www.Hamlet-Southbridge.com*

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Michael England D.D.S.
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Shakopee

952-746-0808

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 distributed to homeowners in March.

Have a great winter!



Produced quarterly by the
Communications
Committee.

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