



HAMLET AT SOUTHBRIDGE HERALD

September 2007

Hamlet at Southbridge
Homeowner's Association
www.hamlet-southbridge.com

Volume 4, Issue 3

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Association Board Members

Tom Pitschneider
Jenny Ames
Adrienne Stark
Pete Conrad
Mike Clements

Important Dates

Back to School

September 5th

Fire Prevention Week

October 7th - 13th

The Great Pumpkin Giveaway

Sponsored by the Grimes Group

Saturday, October 13th at 4:00 pm—Hamlet Tot Park

For more information, see page 2

Letter from the President

Dear Neighbors,

The days are getting shorter and the weather cooler...fall is approaching. In this edition of The Hamlet Herald you will find exciting information about our community including future landscape improvements. You will also find a list of the covenants and rules of the association.

This summer our Hamlet announcement list was hit with spam. We have worked with our web host, and hopefully the problem has been resolved. However, please note the following:

- o Announcements are generally sent from Jenny Ames, and will NEVER contain attachments.
- o We will never solicit you to buy something, or authorize anyone to use the list in order to sell you something.

- o If you are ever in doubt of an e-mail's validity, please send an email to the board. We will send you our latest announcements. To sign up for announcements, please send an email to board@hamlet-southbridge.com.

Our neighborhood association can always use help on our various committees. From architecture to maintenance to communications and rules, we are always in need of input and assistance from our neighbors.

The time commitment is minimal, and with your help we can accomplish much. For more information please send an email to board@hamlet-southbridge.com. You can also receive information on our website, at www.hamlet-southbridge.com.

Sincerely, Tom Pitschneider



**NEW EXPRESS BUS SERVICE TO
DOWNTOWN MINNEAPOLIS.
VISIT
WWW.BLUEXPRESSBUS.COM**

WE ARE EXCITED ABOUT
THE PROSPECT OF A
GREEN, WELCOMING PARK
FOR OUR CHILDREN, AND
HOPE TO MOVE FORWARD
WITH PARTS OF THIS
PROJECT EARLY NEXT
YEAR.

Hamlet "Tot Lot" Update

Wouldn't it be nice to see a green park in Hamlet? How about some landscaping and a sidewalk along the park on Cambridge and Windsor? The Hamlet Board of Directors is gathering information on such projects. Currently we are examining the costs and time

frames associated with running water lines, irrigation and sidewalk installation, slit seeding and landscaping. We are excited about the prospect of a green, welcoming park for our children, and hope to move forward with parts of this project early next year.

Monument One Area

Another improvement the Hamlet Board of Directors is researching is improving the entrance area on Windsor Drive S. and Southbridge

Parkway. We are working on gathering information for irrigation expansion, sod replacement and landscape improvements.

Maintenance Committee

The Maintenance Committee is looking for additional members to assist in gathering information for development of specifications so bids can be solicited from various

vendors. Please contact the committee at maintenance@hamlet-southbridge.com if you are interested in helping out.

Southbridge Community Association Board Updates



**BIDS ARE WANTED FOR OUR
VARIOUS MAINTENANCE
NEEDS.**

The SCA consists of representatives from all four Southbridge neighborhood associations. It is responsible for the maintenance, care and long term planning of Southbridge Parkway and wetland areas within the development. The SCA has received notice of a small claim court suit involving the installation of irrigation in the outside shoulders of Southbridge Parkway. The SCA Board is in the process of determining the appropriate action

to take in this matter.

The SCA was also made aware that fewer plants were provided in the end-caps than may have been billed and paid for. The SCA Board and SCA management company are researching this to determine how to proceed.

Questions regarding SCA issues should be directed to the Hamlet Board at board@hamlet-southbridge.com.

Five By Designs "Stay Tuned" To Benefit SHS Fine Arts Department

On Saturday, September 8th (7:30 pm) and Sunday, September 9th (2:00 pm), the national touring company of Five By Design's "Stay Tuned" will appear for the grand opening of the new, 800-seat Shakopee High School Theatre. Forty percent of the net ticket revenue will benefit the high school's music, theatre, and arts programs.

The members of Five By Design will be in the classroom during the opening week of school providing students with real world experiences and hands-on opportunities. Shakopee students will learn from professionals in all aspects of producing the show.

The members of the Five By Design and its corporate offices are based in Shakopee and located in the Hamlet at Southbridge. The vocal quintet spends half the year "on the road" performing with symphony orchestras and big bands throughout the U.S. and Canada.

Five By Design's "Stay Tuned" is the television variety show musical of the fifties and sixties. Backed by an 8-piece big band, the Shakopee debut will feature the music of Perry Como, Dinah Shore, Rosemary Clooney, The Four Lads, Henry Mancini, and The Tokens. It's a great show for the entire family and will have you yearning for the days of Ward, June, Wally, and the Beav!

FIVE BY DESIGN'S "STAY TUNED" Sept. 8 (7:30 pm) & Sept. 9 (2:00 pm) Shakopee High School 100 - 17th Avenue W., Shakopee.

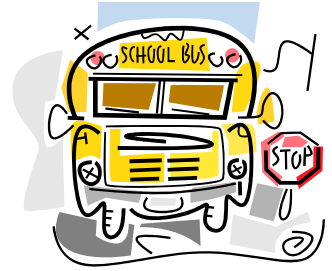
Tickets for the production may be ordered online at www.fivebydesign.com Just click on the yellow ClicknPrint icon and follow directions. Southbridge residents can save \$5 by entering the promotional code: communityed

Lockable Mailbox Inserts

The mailboxes of 32 Southbridge residents were fitted with lockable inserts this past June. After several mail theft incidents in our neighborhood, the Hamlet Board decided to offer lockable mailbox inserts. Residents were given the opportunity to order the inserts in the January newsletter as well as at the annual meeting in April. Participants paid a special assessment fee for the insert and its installation.

Residents use their unique key to retrieve mail that the mail carrier puts into the slot inside their mailbox. Any oversized mail is put on the ledge inside the mailbox.

We have heard great feedback on this program. If you are interested in an insert, we will again offer them for a fee at our annual meeting in April. Order forms will be sent to residents in the first quarter 2008 newsletter.



**SCHOOL STARTS SOON
KEEP AN EYE OUT
FOR CHILDREN**

REMINDER, RESIDENTS
SHOULD NOT BE DUMPING
GRASS CLIPPINGS INTO
PARKLAND OR EASEMENT
AREAS. ALSO, BOATS AND
TRAILERS ARE NOT TO BE
PARKED IN DRIVEWAYS
FOR MORE THAN 10 DAYS.



**MAILBOX INSERTS
AGAIN WILL BE
AVAILABLE NEXT
SPRING**



**HAMLET NEIGHBORHOOD
ANNOUNCEMENTS IS AN EMAIL
LIST FOR THOSE PREFERRING
ONLINE COMMUNICATIONS.**

THE HAMLET COVENANTS,
RULES & GUIDELINES ARE
IN PLACE TO PROTECT
EACH OWNER'S
INVESTMENT IN THEIR
PROPERTY FROM NEGATIVE
IMPACT BY THOSE
AROUND THEM.



**JOIN IN THE FUN!
GREAT PUMPKIN
GIVEAWAY
OCTOBER 13TH AT
4:00 PM**

Neighborhood Watch Update

Approximately 50 Hamlet residents attended an informational meeting in May regarding setting up a Hamlet Neighborhood watch. Residents learned about the watch program, its requirements the steps for set up, as well as what information we can expect to receive from the police regarding crime issues. We are also receiving a new police liaison for our neighborhood.

A busy summer has put the implementation of this program a bit behind. Resident organizer Scott Kneller will contact all who attended by October 1st to move forward with the next step. He appreciates your patience!

Please contact Scott at 763-442-7979 or skneller1@comcast.net for further information.

Important: Moving or Just Moved?

Notice to anyone who is moving out of the neighborhood, or who has recently moved into the neighborhood. Please visit our association website at www.hamlet-southbridge.com and send an update to the treasurer through the Update your

Residential Information link on the homepage. It is important that the treasurer have your updated information for association mailings.

Thank you for your attention to this matter.

The Great Pumpkin Giveaway

Sponsored by The Grimes Group – www.Grimesellshomes.com

To celebrate the season and the fun of Halloween, join your neighbors at The Great Pumpkin Giveaway!

Saturday, October 13th at 4:00

Join us for free hot dogs, face painting, a pumpkin contest and more at Hamlet Tot Park on the corner of Windsor and Cambridge.

Each family is allowed to take home 2 free pumpkins each!

Baked Pumpkin Seeds

2 c. pumpkin seeds
1 1/2 tbsp. butter or oil
1/4 tsp. salt

Clean and rinse pumpkin seeds.

Place on cookie sheet, single layer, coating both sides of seeds with cooking spray or oil.

Bake at 350° for 15 to 20 minutes.

Season seeds with salt

Tips for Fall Home Maintenance

Fall is approaching, which means our warm, sunny days are limited. Here's a list of "to do's" to help you prepare your home for the long Minnesota winters.

Windows and Doors

Check all window and door locks for proper operation.

Repair cracked windows.

Clean and lubricate window channels for smoother sliding.

Clean and install storm windows and doors.

Smoke Alarms

Inspect smoke and carbon monoxide alarms.

Replace all batteries.

Basement

Seal cracks and leaks in foundations walls and floor.

Clean vents and ensure proper operation.

Test, clean and lubricate sump pump.

Deck

Clean and seal deck.

Furnace

Clean or replace furnace and humidifier filters.

Have a heating professional check your heating system.

Fireplace/Chimney

Remove bird nests from chimney flues and outdoor electrical fixtures.

Homeowners who have a wood-burning fireplace, have a certified chimney sweep inspect and clean the flues and check your fireplace damper.

Exterior Walls and Siding

Replace missing or loose siding.

Caulk joints and minor cracks.

Touch-up painting.

Exterior Plumbing

Protect your home from frozen pipes by draining and shutting off sprinkler system and other exterior water lines.

Remove hoses from outside spigots.

Attic

Look for signs of roof or flashing leaks on rafters and insulation.

Roof

Repair damaged shingles and soffit panels.

Gutters and downspouts

Clean gutters and make sure downspouts drain properly.

Driveways

Reseal driveway.

Garage

Run the fuel out of all lawn maintenance equipment for winter storage. Give snow removal equipment a complete tune-up.



READ THE TIPS TO
PREPARE YOUR HOME
& YARD FOR FALL.

BROKEN MAILBOX?

CONTACT

[MAINTENANCE@HAMLET-](mailto:MAINTENANCE@HAMLET-SOUTHBRIDGE.COM)

SOUTHBRIDGE.COM



DAYLIGHT SAVINGS TIME
ENDS NOVEMBER 4TH



Summary of Hamlet's Covenants, Rules and Guidelines

The purpose of the Hamlet's covenants, rules and guidelines are to protect each owner's property investment. They are also in place to provide a clear definition of what is acceptable in terms of home alterations and uses that affect your neighbors.

In the event that rules are violated, the Association may undertake measures to enforce them. Also, the Association may enter the owner's lot and restore the house or lot to its original condition. The lot's owner is responsible for any fees incurred (including attorney's fees, costs of enforcement, and restoration costs).

Any alteration, especially in relation to decks, additions, and other permanent improvements is subject to Architectural Review and must be approved by the Board of Directors. Prior to bringing an alteration to the board it is expected you would talk with your neighbors about it. They are the most directly affected by the improvement and so they should be the first to know.

Below is a summary of the covenants, rules, and guidelines. A full listing with additional detail is available at the association's website at <http://www.hamlet-southbridge.com/guidelines.htm>.

The following items are allowed but require board approval prior to installing:

- Fences. Preferred design is rustic rail or decorative wood.
- Storage sheds. Must be permanent, on a slab, same in appearance/materials as the roof and siding on the main house, and smaller than 10'x12'.
- Exterior antennas or large satellite dishes exceeding 1 meter in diameter
- Sport Courts or other permanent recreational surfaces
- Permanent swimming pools, in or above ground
- Permanent signs

The following are allowed and do not require board approval:

- Temporary signs
- Vinyl patio bins, lockers, and small storage containers are allowed if they are within 1 foot of the back of your house.
- Play forts, swing sets, and play/dog houses must be to the rear of the main dwelling.
- Woodpiles (either uncovered or securely covered with dark green or brown tarps)

The following restrictions are in place:

- Noisy activities such as improvement projects and loud music should be confined to daytime hours.
- No animals, livestock or poultry of any kind except for household pets
- Houses may not be used to host a business in lieu of a retail outlet (Home offices or home based businesses are permitted such as a cosmetics or book selling business based at home)

- Mailboxes are maintained by the association and should not be altered
- No lots may be subdivided; all lots shall be used for single family residential only
- Vehicles used for the purpose of construction, delivery or repair work are permitted on a temporary basis.
- Trucks larger than one ton, all boats, trailers, campers, RV's, buses or delivery vans shall not be stored or repaired on any lot for more than ten days unless entirely confined within a structure located on the lot and the door of this structure is kept closed.
- All rules also apply to Common Areas. Nothing shall be altered or constructed in or removed from the Common Areas adopted by the Association.

Other requirements:

- Lawns must be maintained per city codes
- A tree in the front yard is required which is 2 ½" or greater in diameter
- Vegetation and trees surrounding ponds, marshes and wetland areas shall be maintained in substantially the same condition as originally established. No cutting, mowing, trimming, draining, dredging or other alteration is permitted.

Summary of the Complaint & Due Process Procedure

Anyone who requests the Board to take action to enforce the Homeowner's Association rules should follow the Compliant and Due Process Procedure. Details are available at the association's website at <http://www.hamlet-southbridge.com/guidelines.htm>.

The following summarizes the key points:

- A person completes a Complaint Form & obtains signatures from at least three voting members of the Homeowner's Association who agree with the complaint
- A board member contacts the Homeowner who allegedly violated the rules to discuss the details of the complaint
- The complaint is either resolved or, if not, a demand letter is sent or the complaint is referred to city, county, or state authorities.
 - A demand letter gives the person an opportunity to correct the violation
 - It lists the alleged violation, the action required, a due date for resolving the issue and lists requirements if a hearing is requested
- If the alleged violation is not resolved within the date specified in the demand letter, or if the owner requests a hearing, or if the Board determines that a hearing is necessary, a notice of hearing is sent.
 - The Board of Directors conducts a hearing to enforce the rules and regulations in a fair and impartial manner. At the hearing, the background of the issue is heard and testimony is given. The Board then votes on the issue.

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

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Call **952.224.8090** to schedule an appointment
8170 Old Carriage Court,
Shakopee
Located in the Coldwell Banker Burnett building at Southbridge Crossings
www.crossingsdentalcare.com

Connect with your Neighbors through 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, and will be distributed in future issues of 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 viewing or adding directory listing, please go to www.hamlet-southbridge.com, then click on the Services Directory listing on the left panel. Please list the following information:

- 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)

Please note this service is only available to Hamlet residents at this time.

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

THE GRIMES GROUP | www.GrimesSellsHomes.com

1492 Hartley Blvd S

Gorgeous 5 br, 4 bath 2-story boasting over 4,000 FSF! This home features a finished walk-out lower level, deck, sun-room, 4 bedrooms on one level, gourmet kitchen, master suite and **LOADED** with upgrades!



\$419,900

6902 Falmouth Curve

Beautifully decorated 4 br, 3 ba 2-story featuring all four bedrooms and a loft on the upper level, luxurious carpeting, gas fireplace with mantle, painted throughout in warm, neutral colors, master suite with spa style bath and more!



\$318,967

1420 Wakefield Court

Spacious 4 bed, 3 bath 2-story in high demand Savannah Oaks location. Featuring 4 bedrooms on upper level, an open and flowing floor plan, in-ground sprinklers, fenced in lot, patio and more! This home is priced to sell! With some minor decorating this home could shine!



\$408,967

8002 Stratford Circle S

Open and flowing 3 bedroom, 2 bath townhome with all living facilities on one level!
Sold for \$184,000



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



YOU CAN MAKE A DIFFERENCE IN YOUR NEIGHBORHOOD!

Hamlet at Southbridge
Homeowner's Association
www.hamlet-southbridge.com

Hamlet at Southbridge HOA
PO Box 154
Savage, MN 55378

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Current Resident
and/or



*Visit our neighborhood website
www.Hamlet-Southbridge.com*

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 Winter 2007.

Have a great fall season!



Produced quarterly by the
Communications
Committee.