



# Hamlet at Southbridge Herald

March 2008

Hamlet at Southbridge  
Homeowner's Association  
[www.hamlet-southbridge.com](http://www.hamlet-southbridge.com)

Volume 5, Issue 1

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## Association Board Members

Tom Pitschneider  
 Jenny Ames  
 Adrienne Stark  
 Pete Conrad  
 Mike Clements

## Important Dates

### Easter Egg Hunt!

Meet the Easter Bunny and take home some yummy treats!  
 Sponsored by The Grimes Group—[www.GrimesSellsHomes.com](http://www.GrimesSellsHomes.com)  
**March 22nd at 4:00 pm—Hamlet Tot Park**

### Hamlet Association Annual Meeting

**April 10, 2008 at 7:00 pm—Eagle Creek Elementary School**

### 7th Annual Southbridge Garage Sales

For more information, visit [www.HennenHomes.com](http://www.HennenHomes.com) or call Dan Hennen at (612) 910-4445.

**Friday, May 2—Saturday, May 3, 2008 (9 am—3 pm)**

## Letter from the President

Dear Neighbors,

Our winter has been filled with many cold streaks, which makes it easy to look forward to all the great home and yard projects of summertime. Although it's hard to imagine now, soon the snow will melt and the sights and sounds of spring will be upon us.

It will be a very busy year for the Board of Directors as we work with many contractors to secure maintenance bids and complete valuable neighborhood improvements. We are in the process of finalizing the 2008 budget, and are determined to keep the 2008 annual dues at \$175.00. Our association received notice that the assessment from the Southbridge Community Association will be increasing by \$5,060.00 for 2007. The Board

has decided to utilize reserve funds to offset this increase for 2008. However, based upon this projected increase by the SCA, an assessment increase to our homeowners is likely for 2009.

There has been much discussion regarding covenant enforcement. In this issue you will find a copy of those rules and information regarding the process of filing complaints, investigation of those complaints and the process of assessing fines for non-compliance.

The Board is busy preparing for the Annual Meeting to be held in April, which will be held on April 10th at 7 pm at Eagle Creek Elementary. In March the Board will send each property owner a packet of information with such items as your 2008 dues invoice,

*(Continued on page 2)*



**SEVERAL COMMITTEES ARE IN DESPERATE NEED OF ADDITIONAL MEMBERS. MORE INFO ON PAGE 3.**

**PLEASE SHOVEL YOUR SIDEWALKS. THE CITY OF SHAKOPEE REQUIRES RESIDENTS TO HAVE THEIR SIDEWALKS SHOVELED WITHIN 36 HOURS AFTER SNOW AND ICE HAVE CEASED FALLING ONTO THE SIDEWALKS.**



**THERE HAS BEEN MUCH DISCUSSION REGARDING COVENANT ENFORCEMENT. PLEASE SEE ARTICLE ON THIS PAGE FOR MORE INFO.**

## Covenant Reminder

The Hamlet at Southbridge Home Owner's Association has rules and guidelines in place to protect each owner's investment in their property from negative impact by those around them. The rules are designed to provide common sense guidelines to ensure compliance. 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.

Section 7.6 of the guidelines states: "... all boats, trailers, campers, RV's, buses or delivery vans shall not be stored or re-paired upon any lot for a period in excess of ten (10) days unless entirely confined within a structure

*located on such lot and the door of said structure is kept in a closed position."*

When notified or aware of a violation, the Hamlet board will send a certified letter to the resident, notifying them of the infraction. Those who do not comply within the stated period of time are then assessed a fine.

For a complete listing of Hamlet's covenants, go to <http://www.hamlet-southbridge.com/guidelines.htm>.

To report a violation, send an email to [board@hamlet-southbridge.com](mailto:board@hamlet-southbridge.com).

## Letter from the President (cont.)

*(Continued from page 1)*

board and a committee nomination form and proxy.

You may have noticed that there have been survey crews in the area. These crews are preparing for the construction of County Road 21, which will pass along the southern boundary of our neighborhood. Information on the County Road 21 project can be found at <http://www.co.scott.mn.us/wps/portal/ShowPage?CSF=825>.

Several committees are in desperate need of additional members. Please consider volunteering your time on any of our committees, which include the Architectural, Communications, Maintenance and Rules. Time commitment is minimal, and a

description of each is located on page 3.

The Hamlet Board of Directors meetings are open to homeowners, and we encourage your attendance. Dates and times are posted on the HOA website ([www.hamlet-southbridge.com](http://www.hamlet-southbridge.com)). The board can be reached via email at [board@hamlet-southbridge.com](mailto:board@hamlet-southbridge.com). We strive to respond to all e-mails within 24 hours.

The Board is looking forward to seeing you at the Annual Meeting. Until then, enjoy each and every day.

Sincerely,

Tom Pitschneider

Hamlet HOA President

## Committee Summary

The **Architectural Committee** reviews applications for exterior modifications or additions to homes or property within Hamlet. They are also responsible for managing complaints concerning the exterior architecture of any property within Hamlet.

The goal of the **Communications Committee** is to use various media sources to develop communication resources for the Hamlet Homeowner's Association. This committee currently produces the semi-annual newsletter, maintains the Hamlet website and creates and distributes the New Family Welcome Handbooks.

The **Maintenance Committee** oversees the repair and upkeep of

all physical property owned or managed by the Association. This includes irrigation, mailboxes, entrance areas and open space common areas. This committee also leads betterment projects to improve the quality and appearance of the neighborhood, such as the eyebrow project of 2006. Another important task for this group is to gather bids for landscape contracts, monitor the work of vendors and assist in design and vision for landscape improvements.

The **Rules Committee** maintains the rules as required under the bylaws of the Hamlet declaration. In addition, this committee proposes rule amendments to the Board and acts as the primary contact for all questions regarding the

## Citizens Police Academy

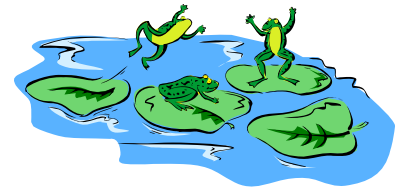
The Shakopee Police Department will host a **Citizen's Police Academy**. The four-week course will be held on Monday evenings from March 31 through April 21. The course is offered to all Shakopee residents and business

owners who wish to experience the many facets of law enforcement as encountered by Shakopee police officers. To register contact the Shakopee Police Department—Crime Prevention Unit at (952) 233-9400.

## Adopt-A-Pond

The City of Shakopee is looking for volunteers to participate in the Adopt-A-Pond program. They are looking for individuals or groups interested in helping to improve water quality in area ponds and assisting in the maintenance of these ponds. The program offers

residents an opportunity to play a critical role in the management of area ponds. For more information contact Ryan Hughes at 952-233-9510 or by e-mail at: [rhughes@ci.shakopee.mn.us](mailto:rhughes@ci.shakopee.mn.us).



**THE CITY OF SHAKOPEE IS LOOKING FOR VOLUNTEERS TO PARTICIPATE IN THE ADOPT-A-POND PROGRAM.**

### SOUTHBRIDGE ANNUAL

### MEETING WILL BE HELD

APRIL 10TH AT

7:00PM. \*NOTE: THIS

YEAR IT WILL BE HELD AT

EAGLE CREEK

ELEMENTARY RATHER

THAN RED OAK.



**MAILBOX INSERTS AGAIN WILL BE AVAILABLE THIS SPRING (SEE PAGE 5 FOR INFO)**



**7TH ANNUAL  
SOUTHBRIDGE  
GARAGE SALES  
MAY 2—3**

OUR GOAL IS TO HAVE A  
BLOCK CAPTAIN ON EVERY  
STREET AND HAVE OUR  
NEIGHBORHOOD WATCH  
PROGRAM UP & RUNNING  
IN JUNE OF 2008.

## Neighborhood Watch Update

Recently I reflected upon what a neighborhood watch means to the Southbridge HOA and how we can best leverage this formalized organization for the good of our neighborhood.

Imagine this scenario: A couple drives into our neighborhood, parks their car across from your house, sits in the car and stares at your neighbor's house. This neighbor's house has been empty for quite sometime and the owners are working out of state. What do you do? You decide to walk over to the car and ask if you can be of any assistance. Whether they are burglars or just individuals interested in purchasing a house in Southbridge, your action of getting involved brings a positive result to our neighborhood.

Neighborhood Watch is more than just a community pulling together to guard against crime. It is a community that cares. So the next time you see something out of the ordinary, don't hesitate to

engage yourself. The fact that the residents in Southbridge care about each other is just one of the many reasons our neighborhood has remained an appealing and enjoyable place to live.

**M i k e C l e m e n t s**  
Hamlet Board of Directors

**Note:** Mike Clements has agreed to take on the task of furthering the set up of our Neighborhood Watch program. Unfortunately, we have been unable to obtain the information gathered at the Neighborhood Watch meeting last spring. In order to further the process of setting up our Neighborhood Watch program, we need information from you, the resident. If you are interested in being a block captain (or co-captain) of your street, please send an email to the board at [board@hamlet-southbridge.com](mailto:board@hamlet-southbridge.com) by April 15<sup>th</sup>, 2008. Our goal is to have a block captain on every street and have our Neighborhood Watch program up & running in June of 2008.

## Holiday Light Covenant



**JOIN IN THE FUN!  
EASTER EGG HUNT  
MARCH 22ND  
AT 4:00 PM**

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.

# Hamlet HOA in Southbridge

## Order Form for Mailbox Insert

**\*\*\*\*All orders due by April 10, 2008\*\*\*\***

As we have discussed on our website in the past, there have been 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. Once all orders are received, we will email you and let you know when to expect the installation.

**Note – All of the inserts keys are unique. Please be aware that a locked mailbox is deterrent to theft, but won't necessarily prevent all theft. For a better understanding of the insert, please visit [www.hamlet-southbridge.com](http://www.hamlet-southbridge.com) for more information.**

**Amount per insert: \$65 (this includes the insert part and installation)**

Please include a check for the full amount, payable to *Hamlet HOA*, by April 10, 2008. **Only inserts that have been fully paid for will be ordered and installed. Bring to the Annual Meeting or mail to:**

**Hamlet HOA**

P.O. Box 154

Savage, MN 55378

Mailbox Insert Order Information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Please remember to include your \$65 check with the order. We will not order inserts without payment.

Any questions, please contact the Hamlet HOA at:

[board@hamlet-southbridge.com](mailto:board@hamlet-southbridge.com)

## Licensing of Peddlers

The City of Shakopee requires peddlers to obtain a City-issued peddler's license prior to conducting door-to-door sales within the City and limits the hours of such activity to 9:00 a.m. to 8:00 pm daily. Peddlers are defined as door to door or temporary vendors of sales or services without a fixed, determined and permanent location within Scott County at which they transact business, carry on their occupation, or practice their profession. However, the City does not require a license for individuals or groups canvassing or soliciting for the purpose of charitable, religious, political, or educational organizations if such an organization is registered with the Minnesota Secretary of State. For information on how to obtain a Peddlers License, please contact the City Clerk's office at (952) 233 – 9316.

In order to improve enforcement efforts and empower residents who do not wish to be approached by peddlers, the City Council adopted an amended Peddlers Ordinance on May 2, 2006. The new ordinance allows property owners to place a City-designed sign at the main entrance to their home or business indicating that they do not wish to be contacted by peddlers. The sign is available [online](http://www.ci.shakopee.mn.us/pages/Police/peddlerSign.pdf) (http://www.ci.shakopee.mn.us/pages/Police/peddlerSign.pdf) or by visiting the Shakopee Police Department at 475 Gorman St. during regular business hours.

Peddlers disregarding a posted sign should be reported to the Shakopee Police Department by calling (952) 233 – 9400. Under the amended ordinance, Officers have the authority to suspend a peddler's license for disregarding a posted sign.

# CROSSINGS

## DENTAL CARE

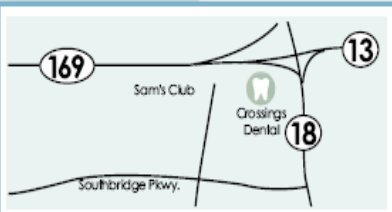
John E. Elvecrog, DDS  
Jeffrey K. Wichmann, DDS

### Working Hard to Improve Your Family Dental Care Experience

- 🦷 Personal Care in a Timely Manner
- 🦷 Patient Comfort is Priority
- 🦷 Payment Options
- 🦷 Flexible Scheduling

So You Don't Need to Take Time Off Work

- 🦷 Low Radiation X-rays
- 🦷 New Whitening Options For Better Results



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](http://www.crossingsdentalcare.com)

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

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# THE GRIMES GROUP [www.GrimesSellsHomes.com](http://www.GrimesSellsHomes.com)



**6629 Falmouth Curve**

3 Bd, 3 Ba Two Story  
\$278,967



**6985 Greenbriar Curve**

3 bd, 4 ba 2 Story with a finished  
lower level!  
\$338,967



**8004 Stratford Cr. S**

2bd 3 ba Townhome  
\$183,967



**SOLD**

7502 Hampton  
\$210,000



**SOLD**

1492 Hartley Blvd. N  
\$415,000



**SOLD**

6902 Falmouth Curve  
\$280,000

Chris Grimes sells his listings for 98% of the list price!

[www.SouthbridgeNeighborhood.com](http://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](mailto:CPGrimes@CBBurnet.com)

[www.GrimesSellsHomes.com](http://www.GrimesSellsHomes.com)



# You Can Make a Difference in Your Neighborhood!

Hamlet at Southbridge  
Homeowner's Association  
[www.hamlet-southbridge.com](http://www.hamlet-southbridge.com)

Hamlet at Southbridge HOA  
PO Box 154  
Savage, MN 55378

PRSRT STD  
U.S. POSTAGE  
PAID  
SHAKOPEE, MN  
PERMIT NO. 4

Current Resident  
and/or



*Visit our neighborhood website  
[www.Hamlet-Southbridge.com](http://www.Hamlet-Southbridge.com)*

## Comments or Suggestions Welcome

This is a homeowners association newsletter. The Communications Committee produces this publication semi-annually. 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](mailto: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 Summer 2008.

Have a great spring season!



Produced semi-annually by the  
Communications  
Committee.