

## *Hello, Hamptons residents!*

As you may know, [covenant enforcement](#) is provided to Hamptons of Duluth HOA residents to ensure that owners/residents are maintaining their homes in line with our neighborhood's Covenants, Community Standards, and Rules & Regulations to keep home values at their peak at all times.

Now that Fall has arrived and the weather has cooled down, it's time to focus on our yards and homes to keep our neighborhood in its best shape. The following areas will be the focus of our regular inspections:

- Please [cut and edge your grass](#) regularly. Remove all clippings from the sidewalks.  
Do not blow clippings and leaves into the street!
  
  - Please [treat your yard regularly for weeds, and remove weeds from flower beds](#).
  
  - Please [trim overgrown shrubs and tree limbs](#) that are overhanging and/or blocking the sidewalk. Remove any dead trees and shrubs, prune and shape, and pick up fallen branches.
- Please [cover bare areas under trees and in planting beds](#) with pine straw or mulch; this will help control weeds and erosion. The pine straw or mulch must cover all exposed dirt, roots, and moss.
- Large [bare areas in the lawn must be filled with sod or landscaped with flowers, trees, or shrubs](#). Please obtain prior Architectural Committee approval for major landscaping changes.
- Please make sure [your mailbox is clean and the paint is in good condition](#). The mailbox numbers should be clear and readable.

\*\*\* We have two local contacts for mailbox cleaning and painting services.

Tara Mitchell at 404-492-3352

Blake King at 404-952-9507

\*\*\* If you need a replacement mailbox, please refer to the "Services" tab on the [Hamptonplacehomeowner.com](http://Hamptonplacehomeowner.com) website for the contact information.

- If your **trash and recycle cans** are visible from the street or from neighboring homes, please move them into your garage or behind your home completely out of sight.
- Please **remove mold and mildew from painted surfaces**, and repair and repaint any rotted wood.

The Board recognizes that our neighborhood common areas need immediate attention as well. We have projects underway to repair the irrigation system, aerate and seed the fescue grass around the clubhouse, add bermuda sod along McDaniel road, and expand the pine straw islands. The wall bordering Hampton Hall will also be pressure washed. The playground equipment will be cleaned and the swings replaced. The clubhouse and pool house will be repaired and painted.

Thank you in advance for your attention to these areas. We all want to live in a neighborhood we can be proud of and which maintains the value of our homes!

Hamptons of Duluth HOA Board of Directors