SOUTHAMPTON COMMONS HOA
C/O LIMS, Inc.
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WHAT DOES THE HOA DO?

Other than our great annual bar-b-que and Mr. Softee, below you will find a description of what the HOA responsibilities are.

The HOA is a membership organization of which all homeowners belong to and pay dues as common charges. We are not a co-op; there are no shareholders; we are not a Condominium. Everyone who owns a unit in this community lives in one of three condos: Condo 1, Condo II or Hampton Club. There are a total of 123 units in our community.

The official address of the HOA is at the top of this letterhead, as it has been for over twenty years. The HOA is managed by LIMS Management. LIMS is also the licensed pool operator of our pools.

Each Condominium has their own Board of Managers and collects their own common charges.

The HOA is responsible for the following, including maintenance, repairs and replacements:

- The front entrance including the front entrance roadways
- Sewage Treatment Plant and building and all equipment in the plant and surrounding area
- All recreational facilities which include:
    - West pool area and pool heater
    - West pool building including pool equipment room and restrooms
    - West side pickle ball courts and golf facility (very popular)
    - East pool area, Jacuzzi, pool heater and equipment room
    - East pool clubhouse, gym, bathrooms, etc.
    - East pool deck and awning
    - East side bocci ball courts
    - Walkways to the HOA facilities
    - HOA pays Suffolk County Water for the water to the community and maintains the RPZ valves, which supply water to our community
    - Maintenance and repair of all water shut-off valves in the street (blue covers)
    - HOA maintains the water wells that are used throughout the community for lawn irrigation (saves a lot of money)

- HOA pays for the PSEG street lighting throughout the community
- HOA pays for the landscaping services for all HOA property throughout the community, east and west sides
- HOA pays for the annual BBQ and Mr. Softee, (who doesn't love that??)

WHAT THE HOA DOES NOT DO:

- HOA does not pay for siding on homeowners condominiums; that is the responsibility of each condominium
- HOA does not pay for or install homeowner doorbells
- HOA does not pay for or install homeowner door numbering
- HOA does not maintain the roads (except for the front entrance)
- Maintenance and repair of all fire hydrants

Hopefully, this brief explanation will clear up any confusion.