

# Fordune Association Inc.

P.O. Box 7, Southampton, New York 11969

October 10, 2023

To all Fordune homeowners:

It has been an active period at Fordune, with several properties changing hands, often with older homes totally replaced by new construction. This pace is likely to continue over the next few years as current projects are completed and others, slated to begin, become reality. This attests to the general vibrancy of Southampton and especially reflects the growing recognition of Fordune's desirable qualities. We are a unique community, offering serene, graceful surroundings, graciously sized individual properties, architectural coherence, seasonal security, and a beautiful beach. And we feature a tradition of friendly cooperation between neighbors and a shared appreciation of what makes Fordune special.

Now — with summer wound down and a new generation of owners joining our ranks— seems like a good time to provide our thoughts, reminders, recommendations, requests, etc. — and a few new requirements — which we feel are necessary going forward to maintain and improve the quality of life that Fordune affords us all. Apologies in advance for any duplication, as many of the subjects overlap.

## GENERAL:

- All Fordune property owners should follow all relevant rules of the Town of Southampton, including regarding limits on home rental, and are expected to see that their families, guests, visitors, and renters do as well.
- Homeowners and their related parties should likewise behave properly and respectfully to avoid being a nuisance to their neighbors and the Fordune community.
- Obey all signs. Do not damage or remove.

## CARS:

- Speeding is ever a concern, particularly given the large number of children on our internal roads. (The Board has often considered installing speed bumps, but chosen not to due to questions regarding effectiveness, appearance/image, maintenance costs and noise.) Please respect the posted speed limits and ask your family members, visitors, renters, staff, and outside vendors to do so as well.

## PARKING:

- Parking on Fordune's streets is a significant concern. Even absent new construction activity, our roads are often crowded due to landscapers' wide trailers and other vendor/ service vehicles. When, in addition, major home construction vastly increases the number of cars and trucks onsite, particularly dangerous slalom-like situations can exist. Speeding greatly increases the risk.
- Fordune's current policy prohibiting street parking for construction-related vehicles has frankly been very hard to adhere to. Major construction can and often has involved far more vehicles than most properties can accommodate. As landscaping and other recurring service companies typically require far fewer vehicles and are most disruptive during spring/summer, they frankly provide a more realistic measure for reducing parking problems. So, we feel it makes sense to now require this group to park within the relevant property. Please follow this policy and instruct your vendors as well.

### GOLF CARTS AND OTHER “RECREATIONAL” ( . e.g., ATVs, motorbikes, etc.) VEHICLES:

- These numbers have increased recently, as have the number operated by children/ pre-teens. Driver safety is a particular concern for younger ages, so effective immediately children aged 12 or under are not permitted as drivers unless accompanied by an adult. This age limit is subject to review and adjustment if needed in the future.
- In addition, several relatively higher-power vehicles (i.e. other than ordinary golf carts) have made their appearance; these owners are especially encouraged to ensure they are operated responsibly. Speeding, driving in restricted areas, drinking, loud noise, etc. are all real and/or potential problems, making Fordune less desirable and possibly leading to injury, damage, and attendant liability exposure.
- To help identify/monitor undesirable activity (and to ensure these types of vehicles are Fordune-based) a registration/sticker system for any vehicle traveling on our roads or other community property may be necessary in the future. For now, all homeowners are reminded to exercise good judgement and are particularly reminded to see that any guests and renters who use such vehicles do so responsibly as well.

### DRAINAGE AREAS:

- Fordune’s drainage areas are common areas serving a particular protective function and are not intended for any other use. These areas are centrally owned and centrally maintained by Fordune. Planting of trees or any other landscaping or structural disturbance is prohibited.
- Driving cars, golf carts, ATVs, dirt bikes or any other vehicles is not permitted.
- Certain areas are sufficiently sloped as to allow vehicles to overturn, potentially leading to liability issues for the Fordune community. Visitors, guests, and renters should be advised accordingly.

### BEACH AREA AND BEACH PATH:

- Fordune’s private beach is a unique feature benefiting all of us, worth treasuring and protecting. As such, we ask all homeowners, visitors, and guests to treat it gently, avoid leaving trash or otherwise despoiling the area and the path leading to it.  
The best policy: leave it as you found it.
- We built up several low-lying sections of the beach path last winter, at some expense, but the path remains fragile and likely always will. Please drive it slowly and with care, avoiding wet and muddy areas whenever possible. No driving on the beach path is permitted when it has been chained off. Due to their additional weight, **gas-powered four-wheel vehicles are not permitted on the beach path.**
- Please make your families, guests, visitors, and renters aware of this situation as well.

### TREES:

- Fordune’s entrance driveway, guardhouse and mailbox area are all common areas, maintained by the Homeowners Association. The same is true of the trees lining the roads. So please be advised that homeowners are not permitted to remove, replace, alter, or treat these areas in any way without the HA’s permission.

### NOISE:

- Sound carries in Fordune, and noise can be a problem, especially caused by construction and landscaping (both installation and maintenance). Fordune’s rules limit construction to certain dates and times and distinguish between indoor and outdoor work. But applicability has often been difficult to define (e.g., is installing a window considered inside or outside work; are certain remedial projects construction or repair?). And unfortunately, even when violations have been clearcut, it has frequently been difficult to effectively enforce the rules given the pressures of

time and money faced by builders (and likely exacerbated by the extensive use of subcontractors). Your board continues to try to improve and fine-tune construction rules, so they are reasonable and fair. But no rules are foolproof unless property owners are also being reasonable and fair in managing their projects and are considerate of the disruption they cause to their neighbors and the community.

- Landscaping noise is a significant problem. Current rules limit landscaping to certain dates and times, but initial landscape work in connection with new construction can be a gray area as to permissibility. The larger, more frequent problem, however, relates to the routine maintenance of properties which is ubiquitous, continuous and, of course, occurs during highest season and shoulder seasons as well. For example, the Village of Southampton rules now require the use of electric, vs. gas-powered, leaf-blowers and clippers; Fordune now does as well, although we allow gas mowers for heavy clean-up in early Spring and late Fall. Our efforts in this regard continue, but again, we ask all homeowners to be considerate in their management of their landscaping activities.
- Pickleball is newly popular, but the attendant noise is already a widely acknowledged problem. Potential mitigating measures — noise-reducing paddles and balls, sound barriers and thoughtful court placement — are not totally effective. The subject is under study, but for now please contact the HOA if you are contemplating any Pickleball installation.

#### GUARDHOUSE/ CAMERAS

- We have decided to increase gatehouse coverage next season (Memorial Day to Labor Day, 2024) to seven days a week, 8 AM to 6 PM. This change will expand our control over access to Fordune and facilitate better monitoring and enforcement of rules and behavior by all involved parties.
- To further forward these goals, we ask all homeowners to provide the names and contact details of any vendors providing service under continuous contracts. In the case of renters, lease termination dates are also required.
- We continue to conduct experiments with security camera systems, with the goal of more effective monitoring of guardhouse/entry, road, and beach path/area activities.

Your Homeowners Association works on behalf of all property owners to preserve and improve Fordune, but we can't do it alone. We look forward to your cooperation in keeping this special place special.

Best regards,

The Fordune Homeowners Association