



# 1600 Hamilton Place Community HOA

May 2008



## Next Board Meeting

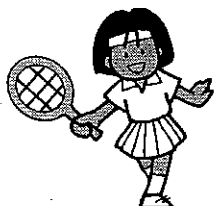
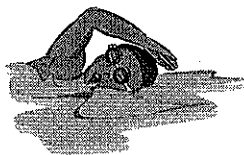
The next Board of Directors meeting is scheduled for Tuesday, June 10, 2008, in the clubhouse. Open Forum starts at 6:30PM and is the time set aside for homeowners to address the Board of Directors. The Board meeting starts promptly following Open Forum.

## Email Communication Reminder

Please remember that either "1600 Hamilton" or your specific unit address must be included in the SUBJECT BOX of all emails sent to Bill Hubbard at Community Management or they will not be opened.

## Pool Safety, Security, and Etiquette

Please make sure that the pool gate is closed behind you when you are entering and leaving the pool area. Also, please DO NOT prop open the pool gate OR the doors to the restrooms, as this could cause a safety problem with unauthorized access to the facilities. Please keep in mind that the pools and spa are located near the homes of other residents and keep the noise levels down to a minimum and adhere to the opening and closing hours of the facilities. THIS GOES FOR THE TENNIS COURTS, ALSO!



## CC&Rs Rewrite - WE NEED YOUR HELP

**WE NEED YOUR HELP** to pass the new CC&R's and Bylaws. Our current CC&R's and Bylaws are 25 years old and in desperate need of updating. A committee of your neighbors has taken a year to review and bring the old documents up to date and into compliance with the current laws. We need a yes vote from 75% of the owners to pass the CC&R's and 51% to pass the Bylaws. Revised documents and ballots were mailed to you in March. If you haven't yet voted and returned your secret ballot, **PLEASE DO SO NOW.**

If you need another ballot, please contact Bill Hubbard at (408) 559-1977. If you have voted, but know neighbors who have not, please encourage your neighbors to **VOTE, VOTE, VOTE.**

Because only 78 ballots have been received to date, the Board has extended the deadline to August 1, 2008. Having outdated CC&Rs and Bylaws could affect the value of your property. Please take responsibility to submit your ballot now!

## 1600 Hamilton Website

Great News!!! FINALLY 1600 Hamilton Place now has a website, [www.1600HamiltonPlace.org](http://www.1600HamiltonPlace.org). This site is LIVE and ready for you to check-out. The Architecture Committee, along with the help of, Rick Arellanes--a long time 1600 Hamilton owner, thought it was important to give you access to rules/guidelines, documents as well as other info about the community. If you have any comments or suggestions, please do let us know.

The Architecture Committee and Board would like to extend a special Thank You to Rick; he created the site from a few ideas that were thrown out to him. We appreciate his help and this goes to show that we really do have a great community of people here at 1600 Hamilton Place. Enjoy!!!

## Help Prevent Vandalism and Crime

With the economy sluggish, vandalism and crime have increased throughout the bay area. Here are a few tips that will help prevent you from becoming a victim:

1. When you are not home, make sure all windows are closed and secured, with window coverings closed.
2. If you are going to be gone for an extended period of time, cancel any newspaper or mail deliveries or arrange for a neighbor to pick them up daily.
3. If your vehicle must be parked in an open parking space, make sure the windows are closed and the doors are locked. Place any items of value in the trunk of your vehicle or inside your unit. Better yet, use your garage!
4. There are several devices now on the market that help deter vehicle theft. Check your Yellow Pages for more information.
5. Be a nosy neighbor! If you see any suspicious activity, contact the Sheriff's Department immediately.

Community Management Services, Inc . 1935 Dry Creek Road, Suite 203 Campbell, CA 95008

Customer Service: 408-559-1977 - Association Manager: Bill Hubbard

Email: [bhubbard@communitymanagement.com](mailto:bhubbard@communitymanagement.com)

(1600 Hamilton or your unit address must be included in the SUBJECT BOX of all emails)

1600 Hamilton Place Security Office: 408-371-1715

### **Warm Weather Reminders**

As the weather heats up for the summer, please remember that we live in a close-knit environment. Please be courteous to your neighbors and keep the volume of your stereo and television equipment to reasonable levels when you have your windows open. This goes for car stereos, also!

### **School Out Soon**

Please remember that school will be out for the summer soon. Please keep an eye out for children playing throughout the neighborhood and DRIVE CAREFULLY.



### **Rodents**

This time of year, rodents can become a big problem as they look for food and water sources. The association does not exterminate rodents. Please make sure that you do not leave water or any food, whether pet or human, outside of your unit. Also, please dispose of any garbage bags immediately into the dumpsters rather than store them inside your patio areas and keep the garbage and recycling dumpster lids closed.

### **Foxhall Loop/Donovan Court Fencing and Painting Projects Update**

Fencing replacement is now tentatively scheduled for mid to late July. Notices will be posted on your unit 3-5 days prior to work beginning. The painting project will begin after the conclusion of the fencing project, probably in August or September.

### **Landscape Committee Meetings**

The next Landscape Committee meeting will take place on Wednesday, May 28, 2008, at 7:00PM, in the clubhouse. Any landscaping items must be requested, **in writing**, for the Committee's consideration. Please remember that the Board of Directors provides a budget to the Committee, which determines the confines within which the Committee must develop a plan for landscaping maintenance and upgrade projects. In other words, the Committee will accommodate as many requests as possible, as long as they fit into the budget constraints, as well as the short term and long term landscaping plans.

### **Architectural Committee Meetings – Last Thursday of Each Month**

The next Architectural Committee meeting will take place on Thursday, May 29, 2008, at 6:45PM, in the clubhouse. Please feel free to drop by and discuss any architectural issues with the committee. Issues before the Committee at this time include standardizing the window replacement, exterior light fixtures, and screen door guidelines. The Committee would appreciate any input or ideas. NOTE: The Architectural Committee is looking for more volunteers. If you would like to become directly involved with some of the policy making decisions for the association, contact Bill Hubbard or attend an Architectural Committee meeting.

### **Pet Reminders**

Please remember that dogs are to be leashed at all times while out in the common areas of the complex. In addition, dogs ARE NOT permitted in the pool or tennis court areas. Also, please help keep 1600 Hamilton Place neat and tidy by cleaning up after your dog if it leaves a "calling card" out in the common area.

