



1600 Hamilton Place Community HOA

August 2008



Next Board Meeting

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Email Communication Reminder

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No Political Signs in the Common Area

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CC&Rs/Bylaws Vote Extended Until October 1, 2008

Citing a lack of a majority of votes received, the Board extended the deadline for submitting ballots until October 1, 2008. Please review the attached material regarding this important issue.

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To keep the Association records up to date, any new owners or name changes (for example, adding someone to title, putting title into a trust, etc.) and telephone numbers should be promptly reported to the Property Management to maintain our records up to date. This is important in case we need to reach you in an emergency.

Proper Usage of a Garbage Disposal

Garbage disposals are for small pieces of food that get washed off from pans, plates, and silverware. That's it. When operating the disposal, always use cold water.

What Goes Down Garbage Disposals

- Small amounts of leftover food from your plate
- Small potato pieces and peelings
- Carrot peelings
- Coffee grounds and tea bags (some say these are not OK)
- Grind up some ice cubes and lemon peels for a fresh smell.

What Does Not Go Down Garbage Disposals

- Anything that is not biodegradable food
- Anything combustible
- Plastic and metal
- Cigarettes and butts
- Bones from any animal
- Hamburger
- Bacon grease or other grease
- Egg shells
- Potato skins or large amounts of potato
- Corn cobs or husks, lettuce, celery, asparagus and other fibrous fruits and vegetables
- Pasta and rice

More notes:

- Just remember, whatever you wash down the sink must make it to the road (city pipes). If it is doubtful that a piece of food will get that far without causing a back-up, don't wash it down your sink.
- Anytime you put anything in your disposal make sure you run water for about 30 seconds. This will make sure you get the longest life possible out of your disposal.
- Too much of anything is not good. For example, small amounts of potato peels might be okay, but if you put a lot, you're asking for a repair bill.
- Consider running ice cubes in the unit as a means of 'cleaning' the unit. The hard ice chips help knock down the scum layers that build up below the seal, and in the grinder wheel.

The only things that should go into a garbage disposal are things that are left over after you scrape your plate into the garbage can.

-OVER-

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

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

1600 Hamilton Place Security Office: 408-371-1715

1600 Hamilton Place Website: www.1600HamiltonPlace.org

Please Conserve Water

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Pool and Spa Reminder

Please remember that the pools and the spa are located in close proximity to your neighbor's homes. The hours for pool and spa usage are 8AM-10PM on weekdays, 8AM-11PM on weekends. Even during these hours, please keep the noise levels to a minimum in respect for the privacy of your neighbors.

A word about the spa temperature: the pool service has been instructed to keep the temperature around 102 degrees. Although this may not be as hot as some folks would prefer, California Civil Code prohibits the temperature in a public spa from surpassing 104 degrees.

Neighborhood Watch

One of the advantages to living in a common interest development such as 1600 Hamilton Place is that the community can help prevent any crime or vandalism by keeping an eye out for any suspicious activity. If you see any type of activity that appears to be suspicious in nature, contact the San Jose Police Department IMMEDIATELY. Don't be shy. Take the initiative to prevent crime in your neighborhood!

A word about the security patrol – the association, in conjunction with the Hamilton Place Cottages Townhomes and the Hamilton Place Corners Condominiums, hire off duty or retired San Jose Police Officers to patrol the complexes. The main duties of these patrol officers is to help the associations enforce parking rules, as well as provide a visual deterrent for crime or vandalism. Please remember that the San Jose Police Department should be contacted any time you feel that there is a safety issue or matter that involves infractions of the law.

Landscape Committee Meetings

The next Landscape Committee meeting will take place on Wednesday August 27, 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. NOTE: The Landscape Committee will be periodically including a separate memo updating you on landscape issues and ideas. The first of these memos is included with this newsletter.

Architectural Committee Meetings

The next Architectural Committee meeting will take place on Thursday, August 28, 2008, at 6:45PM, in the clubhouse. Please feel free to drop by and discuss any architectural issues with the committee. The Committee is looking for 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.

MEMORANDUM
COMMUNITY MANAGEMENT SERVICES, INC.
• 1935 DRY CREEK RD, SUITE 203
• CAMPBELL, CA 95008
• 408-559-1977

TO: 1600 HAMILTON PLACE OWNERS
FROM: BOARD OF DIRECTORS
DATE: MARCH 11, 2008
RE: RESTATED CC&Rs AND BYLAWS

Attached you will find a draft of the restated CC&Rs and Bylaws for 1600 Hamilton Place Community Association, as recommended by the Governing Documents Review Committee, made up of owners within the 1600 Hamilton Place community, and approved by the Board of Directors. The Board is requesting that you approve this updated version of the governing documents so that the association is compliant with recent changes to the California Civil Code regarding Common Interest Developments, as well as to adjust some of the regulations and maintenance requirements contained in the old documents so that they more accurately reflect current owner preferences and help control association operating costs reflected in your monthly assessments. Please review the documents and return the attached secret ballot by no later than October 1, 2008. If you have any questions regarding the documents, please contact Association Manager Bill Hubbard or attend the Board of Directors meetings on August 12, 2008 or September 9, 2008.

In addition to general legislature-mandated revisions, here is a summary of some additional revisions specific to 1600 Hamilton Place:

Bylaws:

Article V – Change term of office so that, rather than electing all 5 Board members annually, 2 Board members will be elected during the even numbered years and 3 will be elected during the odd numbered years so that there will always be at least one Board member serving with Board experience.

Article VI – Confirms the current legislature- mandated secret ballot process and eliminates cumulative voting so that the elections more fairly and accurately indicate the Board candidate preference of the members.

CC&Rs

Article VI - more specifically outlines the maintenance responsibilities of the association and unit owner.

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Article VII – gives the Board the power to adopt reasonable rules relating to the use of the Properties. Civil Code 1357.140 does provide the members with the ability to reverse a rule if they feel it is not in the best interest of the association.

Article XI, Section 11.08– Specifies that the association is responsible for the deductible on the master insurance policy for any claims made for repairs to common area facilities (unless the damage is caused by a negligent act of a unit owner) and the owners are responsible for any deductibles on the master insurance policy for any claims made for repairs on their individual unit. This provision protects all owners (the association) from having to cover the cost of deductibles in their monthly assessments for insurance claims caused by possible maintenance neglect of a specific unit owner, such as not regularly replacing valves or supply line hoses to the washing machine, faucets, or toilets.

Article XII – discusses, in more detail, the options available to the Board and members for rebuilding if an event occurs that causes major or complete damage to the buildings.

The Board thanks you for reviewing the documents and hopes that you also find the changes beneficial for the membership of the association. Please vote “Yes” on both the CC&Rs and the Bylaws and return the secret ballot by no later than October 1, 2008.

NOTE: PLEASE KEEP THESE DOCUMENTS WITH YOUR ASSOCIATION FILES. IF THE MEMBERSHIP APPROVES THEM, YOU WILL BE SENT A COPY OF THE COUNTY RECORDATION PAGE TO ADD TO THE DOCUMENTS.

Important Request from the 1600 Hamilton Place Board of Directors

We have a serious problem and we need your help.

Our CC&R's and Bylaws are way out of date having been first enacted in 1980. They need to be revised to meet the requirements of the California Civil Code. **Updated CC&R's and Bylaws are essential to maintaining your property values.**

One of the new code requirements is that we need 75% of the community to approve the revised CC&R's and 51% to approve the revised Bylaws by secret ballot. That means we need every owner to cast a vote and hopefully in favor of the changes. **As of this date we have we only have received ballots from 158 of the 298 owners or only 53%.** This ballot request was first mailed out in March of this year and we have now extended the deadline to the maximum allowable time of October 1, 2008.

Included herein is the original cover letter sent in March of this year that outlines many of the changes we are asking you to approve.

Please send in your ballot today. If you need a new ballot, please contact Bill Hubbard at CMS Properties (408 559-1977) or bhubbard@communitymanagement.com.

Please do not be apathetic on this issue as it impacts the entire community.

If you have any specific questions regarding the updated documents, please attend the September 9, 2008 Board meeting, which begins at 6:30PM, in the clubhouse.

Sincerely,

Conrad Sanford
President, 1600 Hamilton Place Association

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
NEWSLETTER
AUGUST 15, 2008**

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