



# 1600 Hamilton Place Community HOA

September 2008



## Next Board Meeting

The next Board of Directors meeting is scheduled for Tuesday, October 14, 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.

## No Political Signs in the Common Area

Although the Board encourages everyone to get involved in the election process, the rules prohibit the placing on any political signs out in the common area. The Board thanks everyone for adhering to this policy.

## Energy Savings Tip

Changing light bulbs from regular to the new fluorescent kind will save you money in the utility bills. Please consider it as part of your regular home maintenance.

## Gutter Cleaning

The Association will again arrange to have all roofing gutters and downspouts cleaned during the month of November. Notices will be posted prior to the start of this project. NOTE: the drains and downspouts leading from second floor balconies are not cleaned by the association and must be kept clean by the balcony owner.

## Pool Schedule

The heat to the pools will be shut off sometime during the month of October, depending on the weather.

## New Screen Door Guidelines

Please review the attached draft of proposed guidelines for screen doors. If you have any comments or questions, please forward them to Bill Hubbard, in writing, and he will share them with the Architectural Committee.

## Dryer Vent Cleaning Information

The Association will reimburse you 50% of the invoice, up to \$45.00, for having your dryer vents cleaned by either The Vent Cleaner (1800-793-0333) or AAA Furnace and Air Conditioning (293-4717). For protection against lint and debris build-up, which could eventually result in a fire, this should be done every 1-2 years, depending on how often you use your dryer. You can also help keep your vents clean by making sure that the lint trap on your dryer is cleaned prior to each use. After the cleaning is completed, forward a copy of the paid invoice to Bill Hubbard and the Association will reimburse 50% of the cleaning bill, up to \$45. Please allow up to 30 days for the reimbursement check to arrive.

Also, it is highly recommended that you have a bird screen installed on your dryer vent to prevent birds from entering the vent duct and building a nest.

## Fence Maintenance Guidelines

Please make sure you are in compliance with the following guidelines:

### **GUIDELINES FOR PROTECTION OF PATIO FENCES**

In order to help prevent damage to the wood fences in the patio areas, the following guidelines should be followed:

1. Vines and shrubs shall not come into contact with any of the patio fences.
2. No trellises or other objects may be attached to the patio fences.
3. No planters or dirt may come into contact with the patio fences.
4. No items may be placed on top of the patio fence caps.
5. Irrigation should be installed in a manner that does not result in irrigation water hitting the building surfaces or patio fences.
6. There must be enough clearance between the buildings or fences and any shrubs or trees to allow access for any needed maintenance.

## Garage Sales

The Board of Directors would like to remind all residents of 1600 Hamilton Place that garage sales are discouraged because of the logistics involved in setting them up. There is no parking permitted along the inner streets of the association, as they are considered Fire Lanes. Also, it is feared that vehicles would park directly behind a garage door, thus creating the potential for liability issues if a resident opened their garage door and damaged a vehicle. Lastly, the governing documents prohibit the placing of any personal items out in the common areas without prior Board approval. The Board apologizes for any inconvenience this may cause, but recommends donating items to one of the many charitable local organizations as an alternative.

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  
1600 Hamilton Place Website: [www.1600HamiltonPlace.org](http://www.1600HamiltonPlace.org)

### **Ebay Getting a Little Too Cozy?**

Have you noticed an increase in noise at 4 or 5 in the morning, trash on the ground, and the inability to park in front of your house? It's time to voice our concerns to our Councilman Pierluigi Oliverio. For these concerns to be taken seriously, one resident cannot do it alone. If you are interested in joining me in voicing your concerns with the councilman's office, please email Kersti Delgado at [kersti\\_delgado@sbcglobal.net](mailto:kersti_delgado@sbcglobal.net).

### **Tennis Court/Pool Keys**

It has been reported that some residents have been loaning their tennis court/pool key to friends so that they may use the 1600 Hamilton Place tennis courts and/or pools. Please keep in mind that the rules expressly forbid anyone from using the facilities unless they are accompanied by an adult resident of 1600 Hundred Place. Violations of this rule may result in either suspension of association privileges or a monetary fine levied to your assessment account.

### **Fall Tree Trimming and Patio Landscaping Maintenance**

Please inspect the large shrubs or trees in your back yard or entry areas and make sure they are trimmed so that there is at least 3-5 feet of building clearance. This will help keep the gutters and downspouts clear and is also a good deterrent for squirrels or roof rats from gaining access to the roof or attic area of your home. All shrubs/trees should be trimmed prior to the gutter-cleaning project, which is scheduled for November. If you would like to make arrangements for trimming by the association's tree service company, at your cost, please contact Lewis Trees at 831-476-1200.

Also, please remember to trim all ivy so that it does not attach to or grow over/through any patio fences.

### **Dumpster and Recycling Bins**

As a deterrent to rodents, please make sure the lids are closed on the trash dumpsters and recycling bins. Also, PLEASE **break down** all corrugated cardboard boxes and place them **INSIDE** the white recycling dumpsters. PLEASE **DO NOT** place cardboard boxes into the trash dumpsters as they take up valuable space for other items and it costs the association (YOU!) money to have someone remove the boxes to make room for other appropriate items to be discarded.

### **Fire Extinguishers**

The association has fire extinguishers installed on the exterior of fences around each group of buildings throughout the complex. It would be a good idea to inspect the areas around your building to familiarize yourself with the location of the closest fire extinguisher. Of course, it is also a good idea to have several fire extinguishers available inside your unit at all times.

### **Landscape Committee Meetings**

The next Landscape Committee meeting will take place on Wednesday September 24, 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**

The next Architectural Committee meeting will take place on Thursday, September 25, 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. The Board recently approved the screen door guidelines included with the

Message from the Architectural Committee:

Please note that painting of Foxhall and Donovan Court buildings begin the week of September 15, 2008. Notices will be posted 3-5 days prior to the painting beginning on your unit. If you have been thinking about changing out your light fixtures now would be a good time. The new lighting fixtures guidelines was included with an earlier newsletter. If you need information regarding approved fixtures, please contact Bill Hubbard.

**1600 Hamilton Place Homeowners Association**  
**Screen Doors - Requirements and Guidelines**

**A. Purpose**

The purpose of the Screen Door Replacement Requirements and Guidelines is to ensure the preservation of the architectural integrity of our community.

**B. Homeowner Agreement**

All costs associated with screen doors are the sole responsibility of the homeowner.

**C. Screen Door Installation Approval**

In accordance with 1600 Hamilton Place requirements, any homeowner that desires to alter the exterior aesthetics of the complex must obtain written approval from the 1600 Hamilton Place Homeowners Association Architecture Committee *before commencing any work*. To initiate a request for screen door changes, send your request to the Association Architectural Committee with your request, including the following:

1. Unit address
2. Homeowner's contact info
3. Type of screen door and screen color
4. Manufacturer Name
5. Manufacturer Model/Part Number
6. Finish/color

Submit requests to:

Bill Hubbard, Attn: 1600 Hamilton Place Architecture Committee

Email: bhubbard@communitymanagement.com

Subject: 1600HP – Lighting Request

Fax: (408) 559-1970

Mail: 1935 Dry Creek Road, Suite 203  
Campbell, CA 95008

Requests that do not include all items above shall be considered incomplete and will not be considered for approval until all necessary information is provided.

**D. Screen Door Types**

The following screen doors are approved:

1. 36" wood screen door (Model #3610) – door must be stained to match the front door [contact Steve's Painting at (408) 984-8045]  
- or -
2. Retractable screen door by Phantom or Mirage or Roll-Away – frame color must match the trim color of your unit.
3. Screen color must be black or dark gray.

The doors above are available through:

The Screen Shop  
601 Hamline Street  
San Jose, CA 95110  
Phone: (408) 295-7384

Adopted 8-12-08

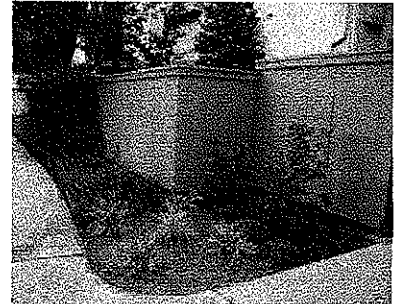
1600 Hamilton Place, Villages  
News & Notes from the  
Landscape Committee

As we all know, our community is currently undergoing some upgrades. New fencing and painting projects have been ongoing and should be completed by end of 2008.

With new fences and newly painted buildings, it seems logical that landscaping would be next in line for a much needed upgrade—it is. Our plants are mostly 25 years old and many are reaching the end of their life span.

Our landscape committee has been working with Medallion Landscaping to provide a plan that will not only enhance, but try to encompass, for each building, a sustainable (low water usage, draught tolerant) landscaping plan, while staying within our budgetary guidelines. The plan is now underway.

Greenwich Ct. and Ashmeade Ct. have been completed and we encourage you to stop by and have a look at the new landscaping. Let us know how well you like it, or if there are any future improvements you would like to see.



We are currently working on the landscape upgrades for Huxley Ct. Being that there are 11 buildings on Huxley Ct., landscaping will take some time to accomplish; we appreciate your patience. To date Buildings 1930 – 1941 have been completed and Buildings 1918-1929 is in progress.

After the completion of improvements on Huxley Ct., Donovan Ct. and Foxhall Loop will follow. . .



We have approved the area under the Redwood tree (at the pool entrance on Hamilton Place), to be used as a “test bed” for the introduction of indigenous California plants such as Ferns, Oxalis and Wild Ginger. The goal is to provide a more natural environment for our Redwood trees. If these plants prove to be successful, they will be migrated to other parts of the Hamilton Place Community on an “as appropriate” basis.

We are concerned about our community’s water consumption and the persistent puddles and have asked the Santa Clara Valley Water District for a report from the Irrigation Technical Assistance Program, ITAP. We have received this 21 page report that has very detailed performance data about the irrigation system at 1600 Hamilton Place, covering 3.7 acres of landscape. With the assistance of Medallion Landscape providing further analysis, the board may be able to pursue rebates from the ITAP program.

If you would like to get involved with the activities of the Landscape Committee, or become a member, please join us at our monthly meeting, usually the fourth Wednesday of each month at our community center at 7:00pm.

Maryalice Heim September 9, 2008