



1600 Hamilton Place Community HOA

April 2009



Next Board Meeting

The next Board of Directors meeting is scheduled for Tuesday, May 12, 2009, 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. An agenda for the meeting is posted by the clubhouse entry doors 4 days prior to the meeting date.

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.

Landscape Committee Meeting

The Landscape Committee will now meet on the third Wednesday of the month. The next meeting will be May 20, 2009 at 7:00 pm in the Clubhouse. Please submit any landscaping requests, in writing, for the committee's consideration. Please remember that the Board of Directors provides a budget to the Committee, which determines the guidelines the Committee must adhere to in planning for landscaping maintenance and upgrade projects. In other words, the Committee will accommodate as many requests as possible, as long as they fit within budget constraints, as well as 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, June 25, 2009, at 6:45 PM, in the clubhouse. Please feel free to drop by and discuss any architectural issues with the committee.



Neighborhood Watch

One of the advantages to living in a community such as 1600 Hamilton Place is that neighbors can easily watch out for crime and vandalism on behalf of other neighbors. Unfortunately, in today's economic times, no community is crime-free, but we can take a big step towards eliminating any crime or vandalism problems by immediately reporting any suspicious activity to the police department 911 number.

Save Money – Install Low Flow Toilets

You may be eligible for a rebate from the Santa Clara Water District for installing low flow toilets. For more information, you can visit their website at: www.valleywater.org

Pool/Spa Schedule

The spa is now heated. The pools will be heated beginning May 1, 2009. In order to help prevent non-residents from using the facilities (and to also remove yourself from a potential liability issue), please do not provide access to anyone that does not have a key for the pool gates. For safety reasons, please make sure the door into the restroom area is always secured. And, finally, anyone under the age of 14 must be accompanied by an adult resident of 1600 Hamilton Place. Have a fun AND safe swim season!

Daylight Savings Time Maintenance Reminders

This is a good time of year to address the following maintenance and safety items:

1. Change the batteries in your smoke and carbon monoxide detectors
2. Change the hot and cold water hoses on your washing machine
3. Check all valves under sinks and toilets for leaks and address any problem areas IMMEDIATELY to avoid costly repairs.
4. Have dryer vents cleaned - 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.

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

Pet Reminders

Please remember to keep your dog leashed at all times while in the common area. Also clean up after them. As a courtesy to your neighbors, please do not leave your dog unattended in the patio area of your unit, as dogs have a tendency to bark when left alone. Also, there has been a request for cat owners to please try to keep them indoors so that they will not visit other yards and leave their "calling cards!"

Spring Yard Maintenance

Please remember that the Rules and Regulations for the association require that all front and back patio areas be kept neat, with trimmed grass, weeded planter areas and trimmed trees/shrubs. Please also make sure that no ivy or plants are growing through the fence boards. The Board would like to thank the residents of 1600 Hamilton Place for keeping their patio areas looking well maintained, as this has a very positive affect on real estate values within the community.

Important Insurance Information

Included with this month's newsletter you will find a copy of the insurance disclosure statement for the policy period March 24, 2009 through March 24, 2010. You will notice that the association has placed both its blanket and earthquake insurance coverage with Bay Area Insurance for this year. It is recommended that you review the attached information with your insurance agent to make sure you have adequate supplemental coverage. If you have any questions about the master policy, please contact Bay Area Insurance at 650-854-9750.

The Board will continue to place \$8,500 per month into a special line item called Earthquake Insurance Deductible Expense. The money from this account will only be used to offset any cost associated with damage caused by an earthquake.

NOTE - A WORD OF CAUTION: The insurance industry for multiple-residence dwellings is now mandating certain conditions under which these policies are provided. One of the conditions is the elimination of charcoal barbecues from any second story balconies. We have assured the insurance carrier that we are doing everything in our power to make sure that the conditions for the use of barbecues on balconies are optimum for safety and fire prevention. Along these lines, please make sure that you are using only a propane type barbecue on your balcony or deck areas.

Gutter Cleaning

Bright Outlook has completed the gutter and downspout cleaning. The cleaning carries a "no clog" warranty until May 1, 2009. If you see that your downspout has become CLOGGED **after** the initial cleaning, please contact the CMS customer service dept during normal business hours and they will arrange for Bright Outlook to address the problem within 2 business days, weather permitting.



INSURANCE DISCLOSURE FOR
1600 Hamilton Place
Effective 3-24-09 to 3-24-10

A. PROPERTY INSURANCE: The master policy includes building coverage written on a 'special form perils' basis. The definition of 'building' may not include everything that is permanently attached to your unit. The CC&R's will govern coverage for interior fixtures. It is recommended that you consult your CC&R's and your personal insurance agent to make sure your HO6(unit owner's policy) includes appropriate coverage based on your CC&R requirements. Building coverage is provided on a replacement cost basis with no co-insurance penalty. "Special Form" perils do not include all losses and some of the exclusions are: flood, wear and tear, construction defects, damage by insects and vermin, wet and dry rot, and water leaks that have occurred over a period of time, etc.

1. Philadelphia
2. Property Insurance Limits: \$61,100,000
3. Property Deductible: \$10,000

B. GENERAL LIABILITY INSURANCE: The master policy provides coverage for the Association for 'bodily injury' and 'property damage' liability in the common areas of the association. *NOTE: This liability coverage does not extend to the interiors of the units whether owner or tenant occupied.*

1. Name of Insurer: Philadelphia
2. Limit of Liability: \$1,000,000 occurrence \$2,000,000 aggregate

C. UMBRELLA INSURANCE: The umbrella provides additional liability protection for the association.

1. Name of Insurer: Great American Insurance Group
2. Limit of Liability: \$15,000,000
3. Retained Limit: None

D. DIRECTORS & OFFICERS LIABILITY INSURANCE: This is a liability coverage that protects the Directors & Officers from liability claims arising out of alleged errors in judgment, breaches of duty, and wrongful acts related to their homeowners association activities.

1. Name of Insurer: Great American Insurance Group
2. Limit of Liability: \$1,000,000
3. Retained Limit: \$5,000

E. FIDELITY BOND: This is a surety coverage that will reimburse the homeowners association for loss due to the dishonest acts of a covered employee including board members, directors or trustees.

1. Name of Insurer: Travelers Property Casualty
2. Limit: \$500,000
3. Deductible: \$5,000

F: EARTHQUAKE INSURANCE: This coverage provides Earthquake coverage for building and related property of the association. It is available on a blanket basis, which means once any building exceeds the deductible percentage in damages, the policy will respond for repair of that damaged building.

1. Name of Insurer: Landmark American, Ins. Co. of the West, & Great American of NY

2. Limit: \$5,000,000 stop loss limit

3. Deductible: 5% per building deductible

G. FLOOD INSURANCE: None with our office

H. WORKERS COMPENSATION INSURANCE: None with our office

This summary of the association's policies of insurance provides only certain information, as required by subdivisions (e) in section 1365 of the civil code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies, and upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property, or real property improvement to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance brokers or agent for appropriate additional coverage.

AGENT: James B. Brady Bay Area Insurance Agency License #0619217