



1600 Hamilton Place Community HOA

May 2009

1600 Hamilton Place Website: www.1600HamiltonPlace.org



Next Board Meeting

The next Board of Directors meeting is scheduled for Tuesday, June 9, 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

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. NOTE: Included with this month's newsletter are drafts of proposed guidelines for new front doors and garage doors. Please review the proposed guidelines and provide any feedback you may have by June 9.

1600 Hamilton Website

Don't forget about the community association website at www.1600HamiltonPlace.org. The website gives 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.

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!

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 San Jose Police Department immediately.

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.

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.

-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

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.

Notice from the Landscape Committee

Medallion has nearly completed the upgrades for Donovan and Foxhall Courts. We hope you are pleased with the results. As you are probably aware most counties have approved water rationing of 15% to 20%. Medallion's Irrigation Techs are working on a course of action to meet these new restrictions. They will: remove a water day and use the percent reduction program in the irrigation controller; and lower the run times. They are also re-evaluating the possibility for reducing water for older plants and those in shady areas. You may see some dry spots form in the lawns or stress in some plants. As these occur Medallion will be making adjustments to remedy these problems.

The landscape committee is working with Lewis Tree Company to assess and prioritize 2009 tree work, including identifying trees for trimming or removal. Tree removal and replacement is very costly and we must stay within budget. With this in mind, the committee will work with Lewis to identify problematic trees of heritage size so a permit can be secured for multiple trees. This is more cost effective and once the permit is secured, the work can be completed throughout the year. The committee is concerned for your safety and is reviewing complaints regarding the Liquid Amber trees. If you have any suggestions or issues regarding trees or landscaping, please contact Bill Hubbard, in writing, and he will forward to the committee.

You can also attend our Landscape Committee Meetings the third Wednesday of each month at 7:00 pm in the Club House. We have an open forum at the beginning of our meetings for our residents to address their concerns.

1600 Hamilton Place Community Association
Garage Door Replacement - Requirements and Guidelines

Garage Door Replacement:

A. Purpose

The purpose of the Garage Door Replacement Requirements and Guidelines is to ensure the preservation of the architectural integrity of our community. All garage doors, including the parts specified in this guideline, must be submitted in writing to the Architecture Committee for written approval before the fixtures are changed out.

B. Homeowner Agreement

In accordance with the 1600 Hamilton Place requirement, any homeowner that replaces garage doors takes full responsibility for ensuring full compliance with all building codes.

All costs associated with garage door replacements are the sole responsibility of the homeowner.

C. Garage Door Replacement 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 garage door replacement, send your request to the Association Architectural Committee with your request, including the following:

1. Unit address
2. Homeowner's contact info
3. Door Manufacturer Name
4. Manufacturer Model/Part Number
5. Description and picture of garage door change

Submit front door replacement requests to:

Bill Hubbard, Attn: 1600 Hamilton Place Architecture Committee

Email: bhubbard@communitymanagement.com

Subject: 1600HP – Garage Door Replacement 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.

1600 Hamilton Place Community Association

Garage Door Replacement - Requirements and Guidelines

D. Garage Door Specifications

1. Must be installed by a licensed contractor. Recommended vendor is Campbell Overhead Garage (408-379-2151).
2. The approved models are the Millennium 6250 flush panel door; CHI Model 2286 flush panel door; OR, comparable door with flush panels.
 - a. Vault lock should be installed in the center of the top panel.
 - b. Vents should be installed in lower left and right corners.
3. The new door must be properly primed or prepped and painted within 30 days of installation. The paint colors for your building are:
4. Stucco siding: See below
5. Trim/garage doors: See below

**** When in doubt OR if you have any questions check with Bill Hubbard and he can pass on a message to the Architecture Committee Alias.***

1600 Hamilton Place Community Association

Front Door Replacement - Requirements and Guidelines

Front Door Replacement:

A. Purpose

The purpose of the Front Door Replacement Requirements and Guidelines is to ensure the preservation of the architectural integrity of our community. All front doors, including the parts specified in this guideline, must be submitted in writing to the Architecture Committee for written approval before the fixtures are changed out.

B. Homeowner Agreement

In accordance with the 1600 Hamilton Place requirement, any homeowner that replaces front doors takes full responsibility for ensuring full compliance with all building codes.

All costs associated with front door replacements are the sole responsibility of the homeowner.

C. Front Door Replacement 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 front door replacement, send your request to the Association Architectural Committee with your request, including the following:

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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. Front Door Specifications

1. Must be solid wood door that matches existing wood door *or* a Thermo-Tru Fiberglass medium oak & panel door, model 10101, with a walnut fiberglass stain finish. (Raised 8 panel Fiber Classic)

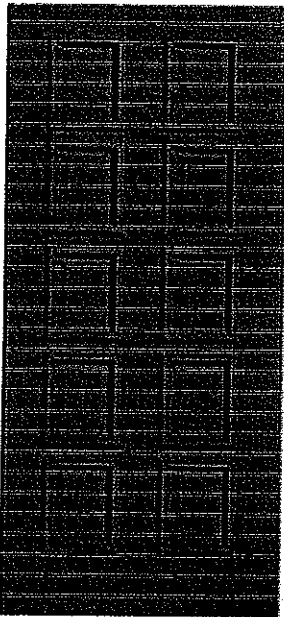
[Recommended vendor for the fiberglass door is Five-Star Windows in Campbell: 408-370-3331.]

1600 Hamilton Place Community Association
Front Door Replacement - Requirements and Guidelines

- a. Five-Star has built a package for 1600 Hamilton Place that is turn key and includes everything you need. (See secondary attachment for front doors)
2. If new wood door is installed, please contact the association's painter, Steve's Painting, to stain and varnish the door, at owner's cost, by calling 408-984-8045.
3. Hardware for the new door must be either an antique brass or black on the exterior.

**** When in doubt OR if you have any questions check with Bill Hubbard and he can pass on a message to the Architecture Committee Alias.***

Approved Door:



****Note this is a 10 panel door. The approved door is 8 panels. They did not have picture for the 8 panel.**