



1600 Hamilton Place Community HOA

June 2009

1600 Hamilton Place Website: www.1600HamiltonPlace.org



Next Board Meeting

Due to a schedule conflict, the next Board of Directors meeting is scheduled for Tuesday, July 7, 2009, in the clubhouse. Open Forum starts at 6:30 PM 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 meets on the third Wednesday of the month. The next meeting will be July 15, 2009, at 7:00pm 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 Guidelines Approved

After a 30-day review by the members, the Board approved the guidelines for new garage doors and front doors. Please keep the attached guidelines with you other association papers. The Board would like to thank those members who shared input on the draft of the guidelines.

Restated CC&Rs and Bylaws

As reported in the January 2009 Newsletter, the 1600 Hamilton Place Community Association had a hearing in Santa Clara County Superior Court on February 17th to petition for a reduction in the required voting percentage to amend the 29 year-old Covenants, Conditions and Restrictions (CC&Rs). The petition was successful and we now have updated CC&Rs, as well as updated Association Bylaws. **The new documents and appropriate government certifications will be distributed to every homeowner soon.** They are required documents that will be needed when it comes time to sell your unit and you should file them away.

These key Association documents were painstakingly reviewed and updated by a group of homeowners to conform with recent changes to the California Civil Code and other issues. Every member of your Board (as well as previous Board members) worked diligently to get the updated CC&Rs and Bylaws passed so the Association could move into the 21st Century. We canvassed the neighborhood on numerous occasions to interact with our neighbors and to get out the vote. Despite 11 months of numerous Newsletter articles, mailings, posted bulletins and personal interactions, we were only able to get 65% of the Homeowners to cast their vote, not enough to get a two-thirds majority. **It was disappointing to say the least.** As a result, we had to resort to using the courts for legal relief, at additional expense to our Association.

Like everyone else, we are balancing our busy lives while volunteering to keep 1600 Hamilton Place fiscally sound and to keep our property values high. We need your help and involvement to be successful. Please take an extra moment to read the monthly Newsletter, vote on issues, attend a Open Forum/Board Meeting and get involved (Landscape Committee, Architectural Committee, Social Committee). How about organizing a Neighborhood Watch or Neighborhood Anti-Litter Monitors? **We're all in this together and your involvement is needed.**

Thanks - Ken Sweezey, Secretary

Be Security Conscious

Please remember to keep all doors and windows closed and locked when you are not at home. Also, IF YOU SEE ANYONE SUSPICIOUS WONDERING AROUND THE COMPLEX, CONTACT THE POLICE IMMEDIATELY! Do not wait for someone else to make the call! Vacation checks - If you will be away on vacation for an extended period of time, the association security officers will keep an eye on your unit during their patrols. Please leave a message for the security patrol at 408-371-1715.

-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

HOA BIZ - June 9th Open Forum Discussion Items

The following topics were raised during the June 9th homeowner Open Forum before the Board Meeting:

1. eBay parking - A Foxhall Loop homeowner continued the discussion about restricting parking on Hamilton Place opposite eBay.
2. Late night party noise - A Greenwich Court homeowner raised an issue about another homeowner who was making noise on their patio after 10pm.
3. Parking Issues - A Greenwich Court homeowner raised an issue about parking inside the complex, apparently not in accordance with the Association parking regulations.
4. Tree replacements - An Ashmeade Court homeowner raised an issue about an apparent overdue tree replacement.

If you have issues that you would like to bring to the Board's attention, please feel free to attend the open forum segment of the next Board meeting.

EBAY PARKING ISSUE

As most of you are aware, since eBay has grown to its present size, more and more employees park their cars on Hamilton Place, occupying the majority of the street parking adjacent to eBay. A group of affected owners has been working with the City of San Jose to find a solution which will allow those owners who use parking on Hamilton Place to continue to do so.

The City is willing to consider a 2 Hour Parking Limitation on the **residential** side of Hamilton Place between Fetzner Drive (NW of Graylands Drive) and Foxhall Loop (SE of Graylands Drive). **This restriction would be in place between the hours of 9 a.m. to 6 p.m. Monday through Friday only.** This restriction will **NOT** be in effect at night or on weekends or weekday holidays. The eBay employees that park in front on the residential side of Hamilton Place tend to be the employees who arrive to work late and stay until early evening. That is why the owners are asking that this parking limitation be between the hours of 9 a.m. and 6 p.m.

The hope is that this restriction will force eBay employees to park in their own company provided parking lots or on the eBay side of the street, increasing parking spaces for owners and reducing jaywalkers, car alarm noise, and trash left behind by these eBay employees.

If you currently park your car on the residential side of Hamilton Avenue between the hours of 9 a.m. to 6 p.m. on weekdays for more than 2 hours at a time, you will be affected by this limitation. However, you do have several parking options: 1) park in your garage; 2) park on the eBay side of the street where there will be no parking restrictions; 3) park inside the "loop" in non-guest parking spaces; or 4) park outside of the restricted parking area. Although we realize this limitation may affect some of you, **our first and foremost goal is to improve the quality of life at 1600 Hamilton Place.**

Enforcement will be up to the neighbors. The SJPd will NOT patrol the area and write tickets. Once the restriction is in place, the onus will be on the neighbors to call parking enforcement. Parking enforcement will come out, mark cars and then ticket them after two hours of parking within the restricted area. We will pass along that phone number once the restriction is in place.

Again, our goal is to make our neighborhood more accessible to us, the residents. We are not trying to impose any limitations upon ourselves. If you have any questions or concerns about this process and whether it will affect you and your family, PLEASE contact Bill Hubbard or attend the open forum portion of the July board meeting to share your thoughts. The board meeting will be held on July 7th; the open forum begins at 6:30 p.m.

Once we obtain your inputs through Bill Hubbard or at the July board meeting, the Board will discuss this issue and vote on how to best proceed. If we determine to go the parking limitation route, our goal is to present our request to the City no later than the end of July.

Thank you for your assistance with this important issue.

1600 Hamilton Place Board of Directors

Correct Insurance Disclosure Statement

The insurance disclosure statement include with the April newsletter had incorrect information on the insurance carrier for the earthquake insurance coverage. A corrected statement is included with this newsletter. Again it is recommended that you review this information with your insurance agent to make sure you have the appropriate supplemental coverage for personal items and to cover the deductible on the master policy.

1600 Hamilton Place Homeowners 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 garage door is replaced.

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 Homeowners 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. Contact management for paint colors.

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



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: Scottsdale
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: Effective 6-1-09 to 6-1-10

1. Name of Insurer: California State Workers' Compensation Fund
2. Limit: Statutory

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

1600 Hamilton Place Homeowners 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 front door is replaced.

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:

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

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Subject: 1600HP – Front Door Replacement Request

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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 Therma-Tru Fiberglass medium oak & panel door, model 10101 Raised 8 panel Fiber Classic, with a walnut fiberglass stain finish.

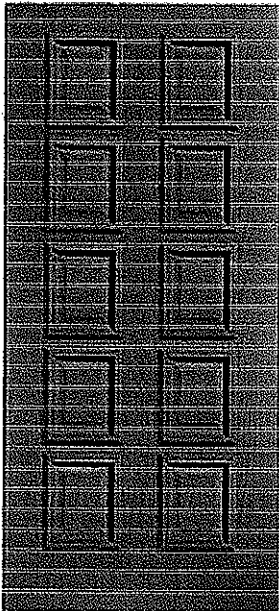
[Recommended vendor for the fiberglass door is Five-Star Windows in Campbell: 408-370-3331.]

1600 Hamilton Place Homeowners 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.***

Approved Door:



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