



# 1600 Hamilton Place Community HOA

September 2009

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



## **Next Board Meeting**

The next Board of Directors meeting is scheduled for Tuesday, October 13, 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 next Landscape Committee meeting will be Wednesday, October 21, 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.

## **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.

## **Open Letter to the Community from your Board of Directors**

In June Ken Sweezey, our secretary, reported to you that we had at last been able to update our CC&R's. These documents are the rules we live by and are an integral part of how we operate. We do not live in single family homes and as a result these rules and ordinances have been established for the well being of all who share our common area. We enforce them for the over all good and the enhancement of your equity.

An issue that continues to be a problem is that of parking. Each owner is deeded a garage or parking space for their exclusive use. Many choose to use their garage as storage and there is no rule that disallows that. Many have more than one car and we cannot dictate the number of cars you may own. We are, by virtue of the Rules, required to enforce the parking restrictions we have in place no matter how problematic that may be for some.

In 2003 we opened many of our guest parking spaces to owners in response to a parking committee's suggestion to better accommodate residents. The rules for their use as well as all the parking restrictions are available on our web site [www.1600hamiltonplace.org](http://www.1600hamiltonplace.org). These rules were voted on and passed by all members of the association.

We need to be clear that we ARE enforcing those rules. Not because we are insensitive to a particular need, but because we are mandated to do so by those very CC&R's that we live by. The cost of a towed vehicle is not cheap (over \$250.00) and we are amazed by those who continue to violate and run the risk of such an expense even after TWO courtesy reminders of the violation on their windshield. In order to keep you aware of the problem we will be publishing the report of tagged and towed autos each month in the newsletter. Hopefully this will make violators aware that we are active.

Sincerely,  
Conrad Sanford  
President, 1600 Hamilton Place Association

## **Monthly Parking Summary—August 2009**

- Warning Ticket - Resident in Guest Space - 7
- FINAL Warning Ticket - Resident in Guest Space - 2
- TOW - Resident in Guest Space - 1
  
- Warning Ticket - Resident over 24 hours in Open Space - 1
- FINAL Warning Ticket - Resident over 24 hours in Open Space - 1
- TOW - Resident over 24 hours in Open Space - 0

With the cost of a TOW about \$250, homeowners are encouraged to know the Association parking rules and to follow them.

**-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](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**

### **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.

### **Next Community Social Event**

The Board of Directors wants to extend an invitation to all owners and residents to attend our 3d Annual Coffee, Cake and Ice Cream Social event on Saturday, Sept 26, from 1:30 to 4:30 pm in the Clubhouse next to the main pool. There will be cake and ice cream for all. Children are welcome, but no bathing suits are allowed in the Clubhouse.

This is a great opportunity to meet your neighbors, socialize, enjoy some refreshments provided by your Board and celebrate the end of summer! Please come and join us.

### **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.

### **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.

### **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.

### **Pool Schedule**

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

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

The Association has scheduled the trimming of selected trees in the common area during the week of October 12, 2009. It is also a good time to 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.