

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

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Next Board Meeting/Open Forum

The next Board of Directors meeting is scheduled for **Tuesday, January 12, 2010 in the Clubhouse.**

The 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 the Open Forum. An agenda for the meeting is posted by the Clubhouse entry doors and mailboxes four days prior to the meeting date. Come join us!

Landscape Committee Meeting

Co-Chairs Maryalice Heim/Sheba Solomon

The next Landscape Committee meeting is scheduled for **Wednesday, January 20, 2010, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration.

Hamilton Place Architecture - Heath Birkendahl/Ken Swezey

In addition to the quiet, friendly neighborhood atmosphere, there's a number of things that distinguish 1600 Hamilton Place from other condominium complexes in the area. Some special features are the broad Hamilton Place circular roadway with full sidewalks, mature vegetation, open green space and the architecture that makes up our buildings and homes. When Broadmoor Homes designed the 1600 Hamilton Place Villages in 1981, it was recognized for design excellence at the Pacific Coast Builders Conference. The "continental design" of the Villages brought together 298 individual units in 38 separate buildings with common architectural features that tie everything together into one cohesive neighborhood.

Nearly 30 years later, these design standards have been maintained as intended, retaining the village character of the complex. The Board of Directors is responsible to maintain these architectural standards as specified in the Covenants, Conditions and Restrictions (CC&Rs). You can see these Architectural Guidelines on the 1600hamiltonplace.org website. In summary, "any addition to an existing building, any exterior alteration, modification, or change to an existing building or area, or any new detached structure must have the approval of the Committee before any work is undertaken".



Also included on the 1600hamiltonplace.org website are specific guidelines for exterior lighting replacement, exterior painting, front door replacement, garage door replacement, screen doors and window replacements. The Architecture Approval Request Form on the website (or from Bill Hubbard) must be used for all changes to your unit or garage and must be approved by the Architecture Committee in advance of any work taking place. Director Heath Birkendahl heads the Committee, reviewing each request and sharing information with the rest of the Board as necessary.

Ongoing architectural issues are discussed each month in the Board Meeting. For example, one recent item concerned the access to common utilities (such as water, electric or gas) that went under a homeowner's patio. As specified in the CC&Rs, the Community Association must be given access to these utilities for required maintenance, making patio design approval by the Architecture Committee important to the homeowner to avoid additional costs in the future. Please come to any Board Meeting for more discussion of ongoing architectural issues in Hamilton Place.

Happy Holidays to All!

In the busy world we live in, it is sometimes difficult to slow down and appreciate the finer things in life. Our lives at 1600 Hamilton Place are better than most. We are very lucky to have a clean and safe neighborhood that we share with the residents of the other 297 units in our Association and the local area.

Its important to remember that we live in a community with common space, streets and buildings,

requiring us to share and interact with each other more so than if we lived in single family homes.

As you celebrate the Holiday Season, take time to wish your neighbors well. Exchange contact information so you can remain in touch, for personal and emergency purposes. Value what we have and do what you can to foster a spirit of neighborliness.



HOA BIZ - What's Happening around 1600 Hamilton Place

- **Tree Pruning** - Lewis Tree Service is still doing work in the area. If you would like to make arrangements for pruning the trees inside your patio, contact them at 831-476-1200 to get a quote.
- **Clubhouse Renovations** - The new cushions in the seating area have been completed and look great! Thanks to Donovan Court homeowner Cheryl Reynolds at In Stitches Design Solutions (408-472-6369) for taking such good care of us. The Clubhouse renovation work is continuing.
- **Welcome Wagon** - Welcome to our new Greenwich Court neighbor Shumei. She moved here from the local area and is excited to be here.
- **2010 Monthly HOA Assessments** - All homeowners were mailed a copy of the 2010 Approved Budget in November. As stated by Treasurer Carl Middione in last month's Newsletter, the Board's objective was to keep monthly assessments as flat as possible. The assessments for 2010 are listed as follows (as compared to that for 2009):
 - Plan A (920sf) from \$336.43 to \$337.96
 - Plan B (1102sf) from \$351.10 to \$351.59
 - Plan C (1366sf) from \$372.37 to \$371.37
 - Plan D (1572sf) from \$388.97 to \$386.80
 - Plan E (1512sf) from \$384.14 to \$382.30
 - Plan F (982sf) from \$341.42 to \$342.60

The new assessment amount will be reflected in your January Statement. Please ensure to adjust your payment accordingly (check or auto payment through your bank).

Monthly Parking Summary - November 2009

Warning Ticket - Resident in Guest Space - 8

FINAL Warning Ticket - Resident in Guest Space - 5

TOW - Resident in Guest Space - 1

Warning Ticket - Resident over 24 hours in Open Space - 3

FINAL Warning Ticket - Resident over 24 hours in Open Space - 4

TOW - Resident over 24 hours in Open Space - 0



The cost of a **TOW** is about **\$250** and all homeowners are encouraged to know the Association parking rules and to follow them. All Association parking rules can be found on the mailbox bulletin boards and at www.1600hamiltonplace.org.

Landscape Committee Report

The Board of Directors provides a budget to the Committee which determines the guidelines that the Committee must adhere to in planning for landscaping maintenance and upgrade projects. Currently, the Committee is working on the following projects:

- **Tree Removals and Replacements** - Lewis Tree Service will be removing 20 trees throughout the complex that are diseased or overgrown for the area. Some trees will be replaced where space permits. Notices will be posted in affected parking areas so homeowners can move their vehicles.
- **Tree Trimming** - Lewis Tree Service has completed the scheduled tree trimming for 2009 as specified in the 3 year tree management plan.
- **Landscape Renovations** - Work has been completed for the year in a number of areas throughout the complex, replacing grass and ivy planting beds with drought tolerant shrubs and plants, mulched and edged.
- **2010 Budget** - Co-Chairs Maryalice and Sheba are developing their landscaping strategy for next year and your input would be appreciated.

www.1600hamiltonplace.org



Board of Directors Elections in March 2010

There are two Board positions up for election in March. Current Board members Heath Birkendahl and Ken Sweezey are at the end of their terms and it may be your opportunity to get more involved in the community. If you are interested in running for one of these positions, please let Bill Hubbard know by January 11th.

Holiday Decorations Contest

The judging for the 1600 Hamilton Place Holiday decorations will take place on December 19 and 20 (until 10 pm). We'll have the best displays featured in the January Newsletter. Please remember that all exterior Holiday decorations must be removed by January 15th.

Got Rats?



It is that time of year when animals such as rats, opossum, skunks, squirrels and raccoons seek sources for food and water. In order to help eliminate any potential problems with these animals, please make sure that you do not leave any water or form of food outside of your unit at any time.

Christmas Tree Disposal

You may dispose of your Christmas tree in one of the designated areas on Hamilton Place for the regular pickup on Wednesdays. All ornaments and stands must be removed.

Keep Association Records Current and Accurate

To keep the Association homeowner records up-to-date, any new owners or name changes (for example, adding someone to the title, putting the title into a trust, etc.) and telephone numbers should be promptly reported to the Community Management office to keep our records up-to-date. This is important in case we need to reach you in an emergency.

Dog Poop Responsibility

There are many residents in the area who enjoy walking their dogs in the neighborhood. The vast majority of dog owners are very responsible in cleaning up after their pet. The few dog owners who do not comply with the law make the situation worse for everyone else. Please be responsible and clean it up!



Come Join us!!

Your Board is working in many areas to maintain and improve our neighborhood. We hope you've noticed some of the areas that have been addressed over the past year and we value your input. Please try to come to the monthly Association meeting on the 2nd Tuesday of each month and participate in the Open Forum at 6:30 pm and listen in on the Board Meeting. The Agenda is posted in advance at all mailbox kiosks. Regular discussion topics include the ongoing landscape management plan, parking issues, homeowner correspondence and the budget.



Hamilton Place Street Sweeping - 12/17 & 1/21

The 3rd Thursday of every month is the scheduled sweeping date for the Hamilton Place loop (usually between 10-11 am). Signs will be posted and notices put on cars to alert parkers. Please do all possible to relocate your vehicle by 10 am. Thanks!