

# 1600 Hamilton Place Community Association HOA Newsletter

## Board of Directors

**Conrad Sanford**

President

**Lynn Comer**

Vice President

**Ken Swezey**

Secretary

**Carl Middione**

Treasurer

**Heath Birkendahl**

Director

## Community Management Services

1935 Dry Creek Rd, Suite 203  
Campbell, CA 95008

Customer Svc: **408-559-1977**

Association Mgr: Bill Hubbard

bhubbard@communitymanagement.com  
(Please include 1600 Hamilton or your unit address in the email subject box)

1600 Hamilton Place Security Office:  
**408-371-1715**

## 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 Security - Ken Swezey - Secretary

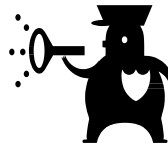
Next to landscaping, security is our 2nd largest maintenance expense item. The 2010 budget for security is \$2600/month, covering the salary expense of our three security officers who patrol the complex, 4 hours daily. You may have seen Roger, Eric or Mike on their patrols, sometimes on foot and sometimes in their vehicle. Their patrol times vary around the 24 hour clock, 7 days a week.

All three are or have been a sworn police officer for San Jose Police Department. Roger retired a few years ago from SJPD after 30 years of service and has handled Hamilton Place security since the complex opened in the early 80's. Eric is currently a SJPD officer with 15 years of service and has worked for the HOA for 10 years. Mike is also currently a SJPD officer with 15 years of service and 5 years with the HOA. All three officers enjoy their work with us and treat the complex as their own.

The Board of Directors provides the security officers with a bill of work, specifying certain activities to be done on a daily basis. Such activities include:

- Patrol of all streets and walkways.

- Check of all parking areas and logging of vehicles in Open and Guest spaces.
- Check of dumpsters for diver activity.
- Unit checks when resident is out-of-town.
- Follow-up on incidents with residents.
- Coordination with regular SJPD patrols.
- Check for transients in the area.



As friendly as our three security officers are, they are trained to be alert and suspicious. Their communication skills are honed to handle interactions of all sorts with all types of people. We can count on them to help keep our neighborhood safe.

If you have the chance, introduce yourself when you see one on patrol. They'll appreciate the contact and encourage you to communicate with them anytime you see or hear something out of the ordinary. They'll tell you to call **911** in emergencies and to contact them at the HOA Security Office (in the Clubhouse building) at **408-371-1715** to report something or to let them know you'll be out-of-town.

## Hamilton Place Holiday Decorations

We had a good number of homes decorated for the Season, giving a special atmosphere to the neighborhood during the past month of chilly evenings. We had a number of resident volunteers who rated the five finalists in this year's Hamilton Place Holiday Decorations contest.

The top rated display was that of Damon and Traci on Huxley Court. Their display featured two moving deer drinking from a stream of blue lights next to a tinsel Christmas tree with tinsel presents. The whole setting was finished off with foot long icicles on top and stars in the middle with a border of 30 lit candy canes on the perimeter. Damon put the display together for their children, 12 year old Gabe and 2 year old Lauren.

Honorable mention goes to the other 4 finalists: Jim/Cheryl on Huxley, Eva/Gordon on Ashmead, Nicole/Donald on Foxhall and Leslie/Louie on Foxhall. The displays were very creative and colorful, making the prospects for next year's contest even more interesting.

Please check the HOA website to see a collage of color pictures of many of the beautiful holiday decorations around Hamilton Place.

**Congratulations to Damon and Traci  
and thanks to all who participated!**



## HOA BIZ - What's Happening around 1600 Hamilton Place

- **Board of Directors Election** - A Board of Directors election packet will be mailed to all homeowners within the next 2-3 weeks. There are two Board positions up for election and two homeowners have expressed interest in running for them, incumbents Heath Birkendahl and Ken Swezey. Please follow the voting instructions in the packet and submit your secret ballot by mail or in person at the Community Association Annual Meeting on March 9th in the Clubhouse (by 6:45pm).
- **Gutter Cleaning** - We have a no-clog guarantee until May 1st on the gutter cleaning done in November. If you see that your downspout becomes clogged, please contact Community Management Customer Service at 559-1977.
- **2010 Monthly HOA Assessments** - Please ensure you've adjusted your monthly assessment payment to CMS as follows:
 

Plan A (920sf)	\$337.96
Plan B (1102sf)	\$351.59
Plan C (1366sf)	\$371.37
Plan D (1572sf)	\$386.80
Plan E (1512sf)	\$382.30
Plan F (982sf)	\$342.60
- **Welcome Wagon** - Welcome to our new neighbors Stephanie and Chacho on Huxley. They moved from Campbell and are happy to be here.
- **Holiday Decorations** - All exterior holiday decorations should now be removed.

**Reminder**  
Payment is due by the 15th of the month or a 10% late fee is assessed to your account.

### Master and Earthquake Insurance Renewal

The master and earthquake insurance packages will renew in late March. Additional information regarding the renewal rates and levels of coverage will be included in the April Newsletter. The Association typically borrows money from the reserves to pay off the annual premiums for the insurance package at the time of the renewal and then pays back the reserves by the end of the fiscal year. This year the association may have to borrow up to \$145,000 from the reserves to help cover the insurance renewal premiums. Again, the borrowed funds will be repaid to the reserves by the end of 2010.

### What a Waste of \$75!

Every time someone leaves excess junk in one of our dumpster areas it costs us up to \$75 to get rid of it.



### Huxley Court Auto Break-ins

We had three auto break-ins on Huxley Court in early January. All items that may lead someone to believe there is something of value in the vehicle should be removed, such as GPS cradles on windshields or dashboards, etc. Vehicles not parked inside garages should be visibly empty.

### Invasion of the Crows!

Hamilton Place has been invaded by a huge flock of crows. While enjoying the fruits of our trees, they make a lot of noise and a mess of our sidewalks. Hopefully, the flock will disperse once the food supply is gone. In the meantime, the affected areas will be power washed to minimize the impact.



## Monthly Parking Summary - December 2009

**Warning Ticket - Resident in Guest Space - 5**  
**FINAL Warning Ticket - Resident in Guest Space - 7**  
**TOW - Resident in Guest Space - 1**

**Warning Ticket - Resident over 24 hours in Open Space - 0**  
**FINAL Warning Ticket - Resident over 24 hours in Open Space - 0**  
**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](http://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** - 19 trees that are overgrown for the area or diseased are scheduled to be removed throughout the complex. Trees will be replaced on a 1:1 ratio where space permits. The project is pending approval by the San Jose Planning Department. An informational sign has been posted at the Clubhouse.
- **Tree Trimming** - Lewis Tree Service has a few areas of additional trimming work that will be completed early in the year.
- **Landscape Renovations** - Work will continue in the spring in a number of areas throughout the complex, replacing grass and ivy planting beds with drought tolerant shrubs and plants, mulched and edged.

### Thanks to Walt!

Its not often that you take on AT&T and win. That's exactly what Walt on Foxhall did. After a year of chasing them, Walt was able to get AT&T's attention to fix one of their equipment vaults on Foxhall that had sunken and was a trip hazard.



**Nice job - thanks!!!**

### Resident Open Forum at 6:30 pm in Clubhouse

Your Board is working in many areas to maintain and improve our neighborhood. Your input will help us stay focused on what's important to our approximate 500 residents. The monthly Open Forum starts at 6:30 pm on the 2nd Tuesday each month. Regular topics include security, landscaping, parking and maintenance. **LIMITED SEATING**

### Hamilton Place Street Sweeping - 1/21 & 2/18

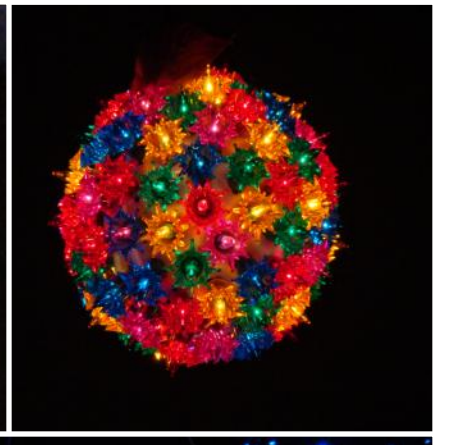
The 3rd Thursday of every month is the scheduled sweeping date for the Hamilton Place loop (usually between 10-11 am). Signs will be posted and notices put on cars to alert parkers. Please move your vehicle by 10 am. **Thanks!**



1600 Hamilton Place Holiday Decorations - Christmas 2009



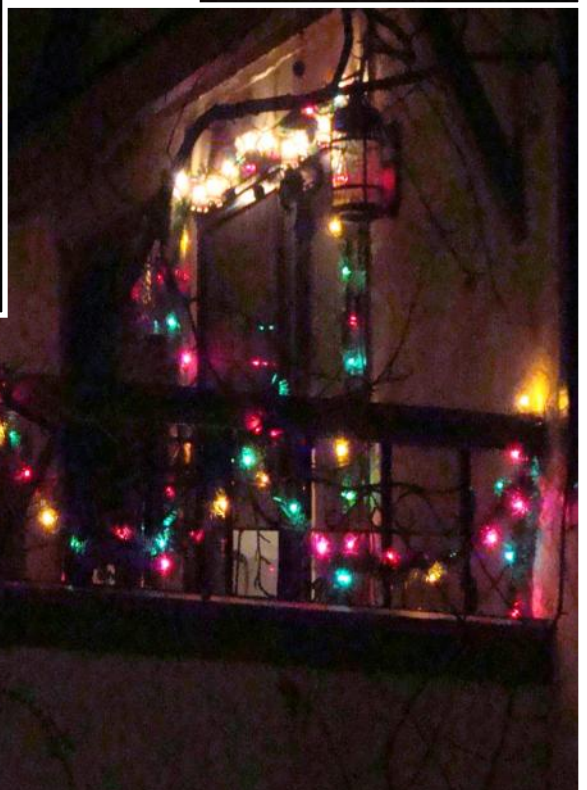
Winning display by Damon and Traci on Huxley



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