

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

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(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, March 9, 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 meet-
ing is posted by the Clubhouse entry doors
and mailboxes four days prior to the meet-
ing date. Come join us!

Landscaping Committee Meeting

Co-Chairs Maryalice Heim/Sheba Solomon

The next Landscaping Committee meeting
is scheduled for **Wednesday, March 17,
2010, at 7:00 pm in the Clubhouse.**
Please submit any landscaping requests, in
writing, for the committee's consideration.

Earthquake Preparedness (Part 1) - Lynn Comer - Vice President

Why Should I Care? The Bay Area is home to many faults certain to produce large earthquakes in the future. The 1906 7.8 earthquake relieved stresses on faults throughout the Bay Area, but since then the stresses have been building up again. According to a U.S.G.S. article, scientists estimate there is a 62% chance of at least one 6.7 or greater quake striking the Bay Area by 2032. This is because the Bay Area straddles the boundary where two of the earth's largest tectonic plates meet and move past one another.

Why Should I Prepare? The 1989 6.9 Loma Prieta earthquake was not the big one. This quake released only 3% of the energy of the 1906 quake and yet more than 60 people died, with about 16,000 homes and apartment units damaged beyond repair and the damage totaled \$10 billion. Many likely Bay Area earthquake scenarios will cause more damage than the Loma Prieta quake.

What Should I Do? Step 1 – Identify potential hazards in your home and begin to fix them:

- Place only soft art (posters, rugs and tapestries) above beds or sofas.
- Hang mirrors and pictures on closed earthquake hooks.

- Fasten items that can become dangerous projectiles (pottery, lamps and collectibles) in place with museum wax, quake gel or earthquake putty.
- Store breakables and heavy items on lower shelves.
- Secure top corners of tall furniture into a wall stud.
- Have a plumber replace rigid gas connectors to gas appliances with flexible stainless-steel gas connectors.
- Purchase a kit and anchor water heaters to studs or masonry.
- Secure kitchen cabinet doors to help prevent contents from falling out.
- Secure major appliances with earthquake appliance straps.
- Secure electronic devices with flexible nylon straps and buckles.
- Move flammable or hazardous materials to low areas.
- Ensure that items stored above or beside vehicles cannot fall, damaging or blocking them.

Check future Newsletters for **Step 2 - Creating a Disaster-Preparedness Plan.**

Hamilton Place History (Part 1) - Ken Sweezey - Secretary

Many of the original Hamilton Place homeowners can remember the building of our beautiful complex. As I understand it, many of those original homeowners picked their unit off of a blueprint and, if an attached garage was not included, they were able to pick any available detached garage, carport or reserved space at that time. For those original homeowners on Greenwich Court, some got to move into the model units that were the first to be built in the early 80's.

On December 5, 1978, the San Jose City Council, under the leadership of Major Janet Gray Hayes, approved the rezoning of the so-called Ainsley Property to develop 82 acres of apricot, prune and cherry orchards into 679 residential units, professional offices, retail shops and a private recreation complex. When Broadmoor Homes drew up the original plans in 1979, the overall complex

design was considerably different than what it is today. It incorporated the Hamilton Cottages area and there were 3 pools, 3 spas and 3 tennis courts. There were only two entrances into the interior of the complex. A second Foxhall Loop entrance and Donovan Court were added later in the development.

A portion of the current eBay buildings were planned to be a 6 acre membership recreation complex including tennis courts, racquet ball courts and swimming pools as well as resort-style lodging (200 rooms), a restaurant/bar and a clubhouse. The remaining current eBay space was for offices, retail, and restaurants.

Future Newsletter articles will trace the history of the Ainsley property. Any original homeowners who have information or pictures of the complex during the construction are asked to contact me at 472-2765.

HOA BIZ - What's Happening around 1600 Hamilton Place

- **Annual Meeting of Members** - The Annual Meeting of the members will take place at 6:30 pm on Tuesday, March 9, 2010 in the Clubhouse. Please see the enclosed Agenda and Meeting Notice for additional info.
- **Board of Directors Election** - A Board of Directors election packet has been mailed to all homeowners. Please follow the voting instructions in the packet and submit your secret ballot by mail or in person by 6:45 pm at the Community Association Annual Meeting on March 9th in the Clubhouse. The secret ballots will be counted by the election inspectors during the Board Meeting at the conclusion of the Annual Meeting.
- **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.
- **Parking Rules** - The Board has reviewed the current parking rules and is proposing a few minor changes so they are easier to understand and enforce. Please review the attached draft of the amended rules and forward any comments or questions, in writing, to the Board via Bill Hubbard by the March 9th Board Meeting.
- **Insurance Coverage** - The HOA insurance coverage renews on March 23, 2010. It may be necessary for the Board to borrow some funds from reserves to help cover the premium. It will be repaid prior to year-end.
- **Welcome Wagon** - Welcome to our new Huxley neighbors Judi, Tiffany and Tyler. They moved from the local area and are happy to be here.

Dryer Vent Cleaning Reimbursement

The Association will reimburse you 50% of the invoice, up to \$45, for having your dryer vent cleaned by either The Vent Cleaner (800-793-0333) or AAA Furnace and Air Conditioning (408-293-4717). After the cleaning is completed, forward a copy of the paid invoice to Bill Hubbard and the Association will send you a check within 30 days.



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 vent clean by making sure that the lint trap on your dryer is cleaned prior to each use.

Exterior Changes to your Unit

Please remember that the governing documents for the Hamilton Place Community Association require that all changes to the exterior appearance of your unit must have prior approval from the Board of Directors. This means that anytime you want to change the design of your entry or patio areas, you must first provide a written request for approval to the Board describing, in detail, the proposed changes. Failure to do so may result in the Board requiring that you change the modification, at your expense. The reason for this rule is to help protect the overall appearance of the complex and to prevent an owner from installing something that might result in higher Association maintenance expenses and lower real estate values.

The CC&Rs stipulate that all doors and windows are the responsibility of the unit owners. Please make sure you have approval from the Board representative on the Architectural Committee prior to installing new windows, doors or light fixtures. The architectural guidelines and the change application are available on the Community Association website at www.1600hamiltonplace.org.

More Auto Break-ins Reported!

We had a few more auto break-ins over the past few weeks. The perpetrators apparently weren't looking to steal the car, only to take items left out in the open. Some of the break-ins occurred on the Hamilton Place loop while others happened in the interior parking areas of our complex.

One of the break-ins occurred around 5pm when it was still light. An observant resident saw the situation and questioned the three young males who were riffling through a neighbor's car. A few residents called the SJ Police and reported the incident to our Security Office (371-1715).

If you see something happening, call 911 or 277-8911.

To report something after the fact, call 311 or 277-8900.

Maybe its time to setup a Neighborhood Watch program. Interested? Come to the Open Forum to start the discussion.

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 you. The monthly Open Forum starts at 6:30 pm on the 2nd Tuesday of each month. Regular topics include security, landscaping, parking and maintenance. **FIRST-COME, FIRST-SERVED!**

Hamilton Place Street Sweeping - 2/18 & 3/18

The 3rd Thursday of every month is the scheduled sweeping date by the City for the Hamilton Place loop (usually between 10-11 am). Signs will be posted to alert parkers.

Monthly Parking Summary - January 2010

Warning Ticket - Resident in Guest Space - 3

FINAL Warning Ticket - Resident in Guest Space - 4

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.

Landscaping 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** - The permit to remove 19 trees was approved in January and they have been removed. Replacement trees will be planted by the end of the month.
- **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.
- **Water Conservation Rebates** - Co-chairs Maryalice and Sheba are pursuing rebates from the Santa Clara Valley Water District for last year's planting of drought tolerant plants and water controls enhancements.
- **Check the website to see Landscaping Committee meeting minutes.**

www.1600hamiltonplace.org

