

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

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President

Conrad Sanford
Vice President

Ken Sweezey
Secretary

Carl Middione
Treasurer

Heath Birkendahl
Director

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Next Board Meeting/Open Forum

The next Board of Directors meeting is scheduled for **Tuesday, April 13, 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!

Landscaping Committee Meeting

Co-Chairs Maryalice Heim/Sheba Solomon

The next Landscaping Committee meeting is scheduled for **Wednesday, April 21, 2010, at 7:00 pm in the Clubhouse**. Please submit any landscaping requests, in writing, for the committee's consideration.

Earthquake Preparedness (Part 2) - Lynn Comer - President

Step 1 - Identify potential hazards in your home and fix them (Feb 2010 Newsletter).

Step 2 - Creating a Disaster Preparedness Plan:

Plan NOW to be safe during an earthquake:

- "Drop, Cover and Hold On" is the single most useful instruction that you can follow to protect yourself in the majority of situations. Earthquakes occur without any warning and may be so violent that you cannot run or crawl. You will most likely be knocked to the floor. Dropping, covering your head/body by being under a strong desk or table and holding onto furniture offers the best overall level of protection in most situations. The main goal of "Drop, Cover and Hold On" is to protect you from falling and flying debris and to increase the chance of your ending up in a survivable void space if the building actually collapses.
- Identify safe spots in each room, such as under sturdy desks and tables, next to a sofa where you can cover your head and hold onto the sofa, or next to an interior wall where you can drop to the floor and then protect your head and neck with your arms. If you are in bed, stay there and cover your head with a pillow. Avoid exterior walls, windows, hanging objects, mirrors, tall furniture, large appliances, and cabinets filled with heavy objects.

Editor's Note: Recent evidence from Haiti indicates that, in a massive building collapse, survivable pockets of space are created next to sturdy furniture, rather than under them.

Hamilton Place History (Part 2) - Ken Sweezey - Secretary

As mentioned in last month's Newsletter, Hamilton Place was planned in 1979 after 82 acres of the Ainsley family orchards were rezoned. John Ainsley and his family moved to Campbell in 1886 from England. He went into the fruit canning business and, in 1914, he bought the property bordered by Bascom, Hamilton and Leigh Avenues for his family home and orchards.

In 1925, he built the English Tudor-style house with a layered shingle roof on the corner of Bascom and Hamilton where retail



shops are today. The Ainsley house was moved to its current location in Campbell in 1990 and serves as a historical museum to the canning industry and the era. You can visit the Ainsley House Museum at 300 Grant Street

next to the Campbell Library and Police Station or see www.ci.campbell.ca.us/museum.

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.

Plan NOW to respond after an earthquake:

- Keep shoes and a flashlight next to beds. Your family may be sleeping when a quake hits. There may be broken glass on the floor making walking barefoot dangerous.
- Teach everyone to use emergency whistles or knock three times repeatedly if trapped. Rescuers searching collapsed buildings will be listening for sounds.
- Know the locations of the utility shut-offs for the gas, water and electricity. Only turn off the gas if you smell or hear leaking gas.
- Make sure you have and know how to properly use a fire extinguisher. If not, get training from a friend or the local fire department.
- Install smoke alarms, test them monthly and change the battery yearly.

Plan NOW to communicate and recover after an earthquake:

- Locate a safe place outside your home to meet when the shaking stops.
- Establish an out-of-the-area contact to call and relay information.
- Make sure you have important contact phone numbers.
- Learn about your spouse's work or kid's school/daycare earthquake plan.
- Keep copies of insurance policies, financial records and other essential documents in a secure location.

Check future Newsletters for **Step 3 - Creating a Disaster Kit**.

HOA BIZ - What's Happening around 1600 Hamilton Place

- **Annual Meeting of Members** - We had a lively Annual Meeting on March 9th in the Clubhouse. There were about 20 homeowners present enjoying light refreshments and discussion of such topics as neighborhood security, landscaping, finances, insurance and parking. Kudos were offered for the ongoing landscape work, the Newsletter and the recent Clubhouse renovations.
- **Board of Director's Election Results** - Ken Sweezy (109 votes) and Heath Birkendahl (104 votes) have been elected to the Board of Directors. The new positions for the Board Members are shown on page 1. The IRS Resolution for 2010 passed (123 votes for and 1 opposed).
- **Parking Rules** - The parking rules have been amended as proposed by the Board in February. The updated rules have been posted at each mailbox kiosk and are on the HOA website.
- **Parking Allocations** - The Board is proposing to change three of the current guest only spaces in Greenwich Court to open spaces. Please forward any comments or questions, in writing, to the Board via Bill Hubbard by the April 13th 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 Foxhall neighbors Erica and Brett. They moved from the local area and are happy to be here.

Tree Removals and New Plantings Completed

Lewis Tree Service has completed the removal of 19 trees throughout the complex and Medallion Landscaping has planted 19 new trees. Three large Eucalyptus on Foxhall were removed as well as a number of Liquid Amber (a.k.a. spike ball tree) and plums. All of the trees removed were either overgrown for the space or diseased. The new trees are plums, crape myrtle, tristania and pistache. Sheba and Maryalice are working with the Board to identify trees for the next removal/replacement cycle.



On a side note, one of the newly planted trees has been vandalized in front of 1331 Greenwich Ct. It appears to have been hacked off with a knife. If you have any information, please contact Hamilton Place Security at 371-1715. It will be replanted.

GO GREEN - eBills Available from CMS!

Community Management Services is pleased to announce that you can receive your monthly billing statement and the Newsletter via email. Please fill out and return the attached Email Statement and Newsletter Authorization Form to CMS via mail, fax or email if you are interested in authorizing this service. Your HOA account number can be found on your billing statement. If you have any questions, please contact Rosie Bernal at bernal@communitymanagement.com or 408-559-1977 x137.

Monthly Parking Summary - February 2010

Warning Ticket - Resident in Guest Space - 3
 FINAL Warning Ticket - Resident in Guest Space - 0
 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:

- **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.
- **Satellite Driven Watering Controls** - The Board has approved the purchase and installation of new watering controls that receive current weather information via satellite. They will replace aging timers and are eligible for rebates from the Santa Clara Valley Water District.
- **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.
- **Hard Pruning Complete** - Many of the overgrown shrubbery have been hard-pruned over the winter and will be coming back to life soon. It should be a beautiful spring in the neighborhood.

Planning a Springtime Project?

If you're planning on a springtime renovation to your patio or putting on a new screen door, please check the Architectural Guidelines on the Hamilton Place website. In addition to patio work and screen doors, you'll find guidelines for garage doors, front doors, exterior lights and windows.

Water and Gas Shutoff Valves

Do you know how to shutoff the water and gas for your unit in the event of an emergency? Your gas valve is located in the utility cabinet for your building. Find the valve for your unit and use the supplied wrench on a chain to shut off the gas. The water shutoff is outside your unit on the patio or by your stairs. If you're unsure, ask a neighbor for assistance.

Gutter Clogged?

We have a no-clog guarantee until May 1st on the gutter cleaning done in November. If you see that your downspout is clogged, please contact Community Management Customer Service at 559-1977 and provide the exact location of the clogged downspout..

Pools Reopening Soon!



The pools will be re-opened with the heat turned on towards the end of April. A copy of the Pool and Spa Rules will be included with next month's Newsletter and are available on the website.

Hamilton Place Street Sweeping - 3/18 & 4/15

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.

