

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

Lynn Comer
President
Conrad Sanford
Vice President
Ken Sweezey
Secretary
Carl Middione
Treasurer
Heath Birkendahl
Director

Community Management Services

1935 Dry Creek Rd, Suite 203
Campbell, CA 95008

Customer Svc: **408-559-1977 (24/7)**

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 (voicemail)

Next Board Meeting/Open Forum

The next Board of Directors meeting is scheduled for **Tuesday, June 8, 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, June 16, 2010, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration.

Meet your Board Vice-President - Conrad Sanford

Conrad Sanford is currently your Board Vice- President after serving as President for the past four years. "I felt it was time for a change and I know Lynn Comer will do a great job".

Prior to being President, Conrad served on the Board as a Director at large and as Treasurer before taking on the President's responsibilities. He first became a member of the Landscaping Committee and served there for almost 10 years before volunteering to serve on the Board of Directors.

Conrad is an original owner since August of 1980 and, after living here for a while, he felt it was time he gave something back and that feeling continues today. "My intentions, when I purchased this place, were to be here for only a few years, but the lifestyle, the neighbors, and the surroundings kept me here".



"Serving on the Landscaping Committee and the Board has shown me how difficult it can be to run an Association and keep the value for everyone improving. It is an all-volunteer job and I wish more owners would participate in some way to help the betterment of our community".

Conrad is single and lives with his cat, Madeline on Greenwich Court. He works from his home as a sales representative for CSI International. "We structure and administer recognition award programs for corporate accounts, such as service award, sales and safety programs. I also find time, early in the morning, to do some "day trading" of the S&P 500 futures market".

Hamilton Place History (Part 3) - Ken Sweezey - Secretary

As mentioned previously, Hamilton Place was built in the early 80's from one of the last open areas of significance in San Jose.



Lloyd Circle

family name was honored by originally naming the Hamilton Place loop, Lloyd Circle.

You can see the last remnant of the

The so-called Ainsley property was made up of orchards with two homes. The primary home on the corner of Bascom and Hamilton Avenues was moved to downtown Campbell in 1990. It is now 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 or see www.ci.campbell.ca.us/museum for more information.

The second home on the Ainsley property is still located here, surrounded by the eBay complex on Hamilton Avenue. The home is now used as offices for Skype, a former unit of eBay. At one time, it was called the Lloyd House after the Lloyd family that lived there.

John and Alcinda Ainsley had two children, Gordon and Dorothy. Dorothy married William Lloyd raising their two daughters in the Lloyd House. The two daughters (Geraldine and Georgene) later moved in the Ainsley House and transferred ownership to the City of Campbell in 1989. The Lloyd

Lloyd Circle name on the red corner curb in front of 1818 Ashmeade Court, opposite the Clubhouse. Check it out.

Future Newsletter articles will trace the development of 1600 Hamilton Place. Any homeowners who have information or pictures of the complex during construction are asked to contact me at 472-2765 (thanks to Helen for her contributions).



Lloyd House at 2055 Hamilton Avenue

HOA BIZ - What's Happening around 1600 Hamilton Place

- **Shrubbery Poisoning** - We recently lost an established shrub because someone poured some chemical into the planting bed, poisoning the plant. Medallion Landscaping will remove the contaminated soil, replace it and plant a new shrub. Please ensure any contractors working in your unit respect our property and dispose of their chemicals as well as cleaning products in a proper manner.
- **eBills Available from CMS** - In case you missed the announcement that you can receive your monthly billing statement and Newsletter via email, contact Rosie Bernal at rbernal@communitymanagement.com or 408-559-1977 x137 to obtain an authorization form.
- **New Security Officer** - As Head of Hamilton Place Security, Roger Sides has selected Joe Salamida as a new Officer. Joe is from the San Jose area and has been a San Jose Police Department Reserve Officer for close to 20 years. He now serves as Chief of the SJPD Reserves and is co-owner of the Screen Shop near the airport. If you see Joe walking around the complex in full PD uniform, stop and say hello.
- **Screen Door Requirements and Guidelines** - The Board is proposing to update the screen door guidelines as shown on the attached pages. Please forward any comments or questions, in writing, to the Board via Bill Hubbard by the June 8th Board Meeting.
- **Welcome Wagon** - Welcome to Kelly and Joe who recently moved into Huxley Ct. They moved here from Willow Glen and are happy to be here.

Monthly Parking Summary - April 2010

Warning Ticket - Resident in Guest Space - 1
 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 is continuing throughout the complex to replace grass and ivy planting beds with drought tolerant shrubs and plants, mulched and edged. In addition, areas where trees were removed are being renovated as well.
- **Satellite Driven Watering Controls** - New watering controls that receive weather information via satellite have been installed throughout the complex. 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 planting of drought tolerant plants and water controls enhancements.
- **Tree Trimming/Removal Plan** - The tree management plan for 2010 is being finalized for work in the Fall.

www.1600hamiltonplace.org



Important Insurance Information

Included with this month's Newsletter, you will find a copy of the Insurance Disclosure Statements for the policy period March 24, 2010 through March 24, 2011. You will notice that the Association has placed its blanket insurance coverage with Bay Area Insurance and its earthquake insurance coverage with Monterey Insurance. It is recommended that you review this information with your insurance agent to make sure you have adequate supplemental coverage. If you have any questions about the master policy, please contact Bay Area Insurance at 650-854-9750.

The Board will continue to place \$8,500 per month into a special line item called Earthquake Insurance Deductible Expense. The money from this account will only be used to offset any cost associated with damage caused by an earthquake.

A WORD OF CAUTION: The insurance industry for multiple-residence dwellings is now mandating certain conditions under which these policies are provided. One of the conditions is the elimination of charcoal barbecues from any second story balconies. We have assured the insurance carrier that we are doing everything in our power to make sure that the conditions for the use of barbecues on balconies are optimum for safety and fire prevention. Along these lines, please make sure that you are using only a propane type barbecue on your balcony or deck areas.

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 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.

Landscaping Irrigation Information

The landscaping irrigation system throughout the complex is redesigned in order to accommodate drip irrigation in the new planting beds. It will be connected to new watering controls that receive weather information via satellite, activated when needed during the late evenings and early morning hours. Occasionally, there will be a broken sprinkler head or irrigation line in the complex and a leak will occur. Normally, the system will automatically turn the water off after 15-30 minutes and the problem can be reported to CMS Customer Service during regular business hours. If, however, the water continues to run after 60 minutes, please contact CMS at 408-559-1977 for the emergency on-call contact number (available 24/7).

Additionally, please let Customer Service know if you notice any sprinklers spraying onto a building or fence. They will contact Medallion Landscaping to get it fixed, saving water and minimizing maintenance costs.

Hamilton Place Street Sweeping - 6/17 & 7/15

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 on bulletin boards.



1600 Hamilton Place
Insurance Disclosure Statement
Monterey Insurance Agencies
Term March 24, 2010 to March 24, 2011

Earthquake/Flood:

Perils Covered: Difference in Conditions including Earthquake & Flood
Property Covered: Buildings, Building Ordinance, Association Dues
Location: 1600 Hamilton Place, San Jose (Schedule on file with Company)
Limit of Insurance: \$5,000,000

Represents the most the company will pay for loss or damage
In any once occurrence, but not to exceed the scheduled values
For each coverage at each location or the applicable Sub-limits
Of insurance shown below.

Sub Limits: \$5,000,000 Flood per occurrence and per annual aggregate
(excluding flood in FEMA Flood Zone Designations A or V,
or within any Sub-Designations of Flood Zones A or V)
\$5,000,000 Earthquake or Volcanic Eruption per occurrence and
per annual aggregate
\$5,000,000 Building Ordinance Coverage A
Loss to the Undamaged Portion of the Building
\$500,000 Building Ordinance Coverages B & C
Loss for Demolition and Increased Cost of Construction
\$100,000 Association Dues

ALL SUB-LIMITS OF INSURANCE ARE CONTAINED WITHIN
THE LIMIT OF INSURANCE IN ANY ONE OCCURRENCE, AND
ARE NOT IN ADDITION TO THE LIMIT OF INSURANCE.

Deductible: \$25,000 per occurrence, except:
\$25,000 Flood per occurrence per location
5% Earthquake per line of coverage per occurrence with minimum
\$25,000

Valuation: Replacement Cost (building)
Actual Loss Sustained (BI/EE & Association Dues)

1600 Hamilton Place
Insurance Disclosure Statement
Monterey Insurance Agencies
Term March 24, 2010 to March 24, 2011

PROPERTY INSURANCE: No coverage provided by Monterey Insurance Agencies

GENERAL LIABILITY: No coverage provided by Monterey Insurance Agencies

UMBRELLA LIABILITY: No coverage provided by Monterey Insurance Agencies

FIDELITY COVERAGE: No coverage provided by Monterey Insurance Agencies

Directors & Officers Liability: No coverage provided by Monterey Insurance Agencies

Worker's Compensation: No coverage provided by Monterey Insurance Agencies

This summary of the association's policies of insurance provides only certain information, as required by subdivisions (e) in section 1365 of the civil code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request with reasonable notice, review the association's insurance policies, and upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies may not cover your property, including personal property, or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or around you dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance brokers or agents for appropriate additional coverage.

Insurance Agent: James Booth / Monterey Insurance Agencies

Contact for Certificates of Insurance: Amber Kastros / Monterey Insurance Agencies

Phone 1-831-373-4925

Fax 1-831-373-6935

Email amber@montereyins.com

Note: When requesting a certificate of insurance, be sure to mention the name of the association which you reside.



REVISED

**INSURANCE DISCLOSURE FOR
1600 Hamilton Place
Effective 3-24-10 to 3-24-11**

A. PROPERTY INSURANCE: The master policy includes building coverage written on a 'special form perils' basis. The definition of 'building' may not include everything that is permanently attached to your unit. The CC&R's will govern coverage for interior fixtures. It is recommended that you consult your CC&R's and your personal insurance agent to make sure your HO6(unit owner's policy) includes appropriate coverage based on your CC&R requirements. Building coverage is provided on a replacement cost basis with no co-insurance penalty. "Special Form" perils do not include all losses and some of the exclusions are: flood, wear and tear, construction defects, damage by insects and vermin, wet and dry rot, and water leaks that have occurred over a period of time, etc.

1. Name of Insurer: Allstate Insurance
2. Property Insurance Limits: \$63,975,000
3. Property Deductible: \$10,000

B. GENERAL LIABILITY INSURANCE: The master policy provides coverage for the Association for 'bodily injury' and 'property damage' liability in the common areas of the association. *NOTE: This liability coverage does not extend to the interiors of the units whether owner or tenant occupied.*

1. Name of Insurer: Allstate Insurance
2. Limit of Liability: \$1,000,000 occurrence \$2,000,000 aggregate

C. UMBRELLA INSURANCE: The umbrella provides additional liability protection for the association.

1. Name of Insurer: Great American Insurance
2. Limit of Liability: \$15,000,000
3. Retained Limit: None

D. DIRECTORS & OFFICERS LIABILITY INSURANCE: This is a liability coverage that protects the Directors & Officers from liability claims arising out of alleged errors in judgment, breaches of duty, and wrongful acts related to their homeowners association activities.

1. Name of Insurer: Great American Insurance
2. Limit of Liability: \$1,000,000
3. Retained Limit: \$5,000

E. FIDELITY BOND: This is a surety coverage that will reimburse the homeowners association for loss due to the dishonest acts of a covered employee including board members, directors or trustees.

1. Name of Insurer: Travelers Insurance
2. Limit: \$2,000,000
3. Deductible: \$10,000

F: EARTHQUAKE INSURANCE: None with our agency

G. FLOOD INSURANCE: None with our agency

H. WORKERS COMPENSATION INSURANCE:

1. Name of Insurer: State Compensation Fund
2. Limit: Statutory

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AGENT: James B. Brady Bay Area Insurance Agency License #0619217

1600 Hamilton Place Community Association Screen Door Requirements and Guidelines

A. Purpose

The purpose of the Screen Door Requirements and Guidelines is to ensure the preservation of the architectural integrity of our community.

B. Homeowner Agreement

All costs associated with screen doors are the sole responsibility of the homeowner.

C. Screen Door Installation Approval

In accordance with 1600 Hamilton Place requirements, any homeowner that desires to alter the exterior aesthetics of the complex must obtain written approval from the 1600 Hamilton Place Homeowners Association Architecture Committee before commencing any work. To initiate a request for screen door changes, send your request to the Association Architectural Committee with your request, including the following:

1. Unit address
2. Homeowner's contact info
3. Type of screen door and screen color
4. Manufacturer Name
5. Manufacturer Model/Part Number
6. Finish/color

Submit requests to:

Bill Hubbard Attn: 1600 Hamilton Place Architecture Committee

Email: bhubbard@communitymanagement.com

Subject: 1600HP – Screen Door Request

Fax: (408) 559-1970

Mail: 1935 Dry Creek Road, Suite 203, Campbell, CA 95008

Requests that do not include all items above shall be considered incomplete and will not be considered for approval until all necessary information is provided.

D. Screen Door Types

The following screen doors are approved:

1. Yorktown 36"x80" wood screen door (with mullions/panes) – made by Columbia Manufacturing Corp (www.columbiamfg.com).



- Available at some Orchard Supply Stores (price unknown) and other stores (estimated price range of \$100-\$150).
- Pre-stained to match our front door color.
- Hardware (hinges, handle/latch and closer) are required and may be extra (\$12-\$15 or more).
- The installation can be tricky if the door frame is not square.
- The screen can be removed and replaced with Plexiglas for cold weather.

2. Monterey 36"x80" wood screen door (without mullions/panes) - made by Columbia Manufacturing Corp (www.columbiamfg.com).



- Available at The Home Depot (2010 price \$89 without hardware), Orchard Supply (2010 price \$120 with hardware) Lowes (2010 price \$74 without hardware) and other stores.
- Pre-stained to match our front door color.
- Hardware (hinges, handle/latch and closer) are required and may be extra (\$12-\$15 or more).
- The installation can be tricky if the door frame is not square.
- The screen can be removed and replaced with Plexiglas for cold weather.

**1600 Hamilton Place Community Association
Screen Door Requirements and Guidelines**

D. Screen Door Types - continued

3. Coppa 36"x 80" wood screen door model 3611-T (with mullions/panes) – made by Coppa Wood Working, Inc (www.coppawoodworking.com) .



- Available at The Screen Shop (601 Hamline Street; San Jose; 408-295-7384; 2010 price \$300) and other stores.
- The door comes unfinished and must be stained to match our front door color within 30 days of installation. You can do-it-yourself or contact Steve's Painting at 408-984-8045.
- Hardware (hinges, handle/latch and closer) may not be included.
- The installation can be tricky if the door frame is not square. The Screen Shop can also do the installation.
- The door can be ordered with a glass replacement window for cold weather.

4. Coppa 36"x80" wood screen door model 3611-P (without mullions/panes) – made by Coppa Wood Working, Inc (www.coppawoodworking.com) .



- Available at The Screen Shop (601 Hamline Street; San Jose; 408-295-7384; 2010 price \$270) and other stores.
- The door comes unfinished and must be stained to match our front door color within 30 days of installation. You can do-it-yourself or contact Steve's Painting at 408-984-8045.
- Hardware (hinges, handle/latch and closer) may not be included.
- The installation can be tricky if the door frame is not square. The Screen Shop can also do the installation.
- The door can be ordered with a glass replacement window for cold weather.

5. Retractable Screen Door – Mirage (www.miragescreensystems.com), Roll-Away (www.rollaway.com) or other similar manufacturers.

- Available at The Screen Shop (601 Hamline Street; San Jose, CA; 408- 295-7384), The Home Depot, Lowes and other stores.
- The frame color must match the trim color of your unit and the screen color must be black.
- The installation can be tricky if the door frame is not square. The Screen Shop can also do installation.
- Cost ranges from \$200-\$300, installation extra.

6. Other screens doors – Other hinged or retractable screen doors are not approved for installation. Home-owners may petition the Board for approval to install another screen door type or manufacturer. Installation of an unapproved screen door is considered an Association rule violation and the homeowner will be required to remove it.