

# 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](mailto: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, August 10, 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, August 18, 2010, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration.

## Meet your Board Secretary - Ken Sweezey

Ken has served as Board Secretary since early 2009 and was elected to the Board in the March 2010 elections, scheduled to serve for the next two years.

Ken and his wife Joyce have been married for 35 years and moved into Hamilton Place in 1990. At the time, Ken worked for American Airlines and they had moved around the country nine times over the previous 20 years as Ken's career evolved. They soon realized that San Jose was a place that they didn't want to leave. Joyce had setup CareerPro Resume Service on The Alameda and their son Scott was progressing through high school and San Jose State.

As a result, Ken retired from American Airlines in 1999 in order to stay in San Jose and joined the San Jose Sharks as Director



of Guest Services. Both Ken and Joyce retired a few years ago and have since seen all lower-48 States in their RV with their two pups. They traveled about 20,000 miles in two trips around the country, seeing old homes and friends while enjoying the beautiful scenery.

Ken hopes to use the Secretary position on the Board to increase the sense of community in Hamilton Place by broadening communications via the Newsletter, website, Open Forums and bulletin board postings. As he often says, he now has the time and interest to help out.

## Landscaping Update - Sheba Solomon - Landscaping Committee Co-Chair

**"A picture's worth a thousand words."** Landscaping Committee co-chairs Maryalice Heim and Sheba Solomon hope the recent landscaping projects convey the goals the Board has endorsed for 1600 Hamilton Place common areas. During 2010, the committee has focused on five areas:



Huxley completed turf removal area

1. removing turf and replanting with drought tolerant and/or native plants that thrive with minimal watering;
2. installing computer-regulated irrigation devices to deliver the precise amount of moisture needed to sustain our landscape;
3. mulching the landscape to preserve moisture in the summer and warmth in the winter;
4. upgrading overgrown, mature hedges with updated plantings; and
5. pruning excessive tree growth, and/or removing problematic trees (as allowed by the City of San Jose).

In 2010, **turf removal projects** were completed in Ashmeade, Greenwich, Foxhall and Huxley areas. Some examples of drought-tolerant plants used in the project are ceanothus, Tulbaghia silver lace (society garlic), blue oat grass and Santa Barbara

daisy. It may take a while for the new plantings to grow and fill in completely.

The Board approved the installation of **Weather Track smart controllers.** Hamilton Place now has eleven 18-station controllers and three 24-station controllers that download

real-time weather satellite data. In addition, the controllers are fitted with rain sensors, a requirement of Santa Clara Valley Water District (SCVWD) to qualify for the rebate for weather-based controllers. The rebate package request for 2010 turf removal, associated drip irrigation and weather-based controllers has been submitted. SCVWD will do a post inspection to verify that the work is in compliance. We received over \$2,500 for the 2009 turf removal project.

The committee identified **areas in need of upgrading.** Factors considered were size in relation to the planters, coordinated design, and dead or dying hedges and/or plants. This year's work focused on the Ashmeade and Greenwich entrances and targeted work in Huxley, Donovan and Foxhall.

Medallion (our landscape contractor) **mulches the entire complex annually.** Mulch is one of the quickest, easiest and

- continued on page 2 -

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

- **Screen Door Installations** - With the updated screen door guidelines, some residents are installing new doors. Please remember to email the HOA Architectural Committee (via Bill Hubbard) for approval prior to installation, even if you're installing one of the pre-approved doors. If you're replacing a screen door that does not meet the guidelines with a pre-approved door, let Bill know via email for Committee approval. As indicated in the guidelines, doors other than those that are pre-approved may also be requested for installation, subject to Committee approval.
- **Community Ice Cream Social** - The HOA Recreation Committee is planning the annual social event for the Fall. It's a great opportunity to meet your neighbors and enjoy the renovated Clubhouse. Date - TBD
- **CMS eBills** - Contact Rosie Bernal at Community Management at 408-559-1977 x137 or rbernal@communitymanagement.com to get your monthly statement and Newsletter emailed to you.
- **Bugbusters** - Call 408-262-1968 if you see any ant activity around your unit. The HOA has a contract and there's no charge to the resident.
- **Free Car Wash** - There are two free cash wash areas in the complex, one on Greenwich and one on Foxhall. Please use these designated areas rather than the interior streets by the garages or parking areas. Also, please rinse down the area after use to clean up dirt or soap residue.
- **Website Vendor listing** - The Board would like your comments on the idea of having a list of service providers on the HOA website (either a resident business or a recommended outside business). Please send Ken your comments and suggested listings at ksweezey@msn.com before the August Board Meeting or come to the Open Forum.

## Monthly Parking Summary - June 2010

Warning Ticket - Resident in Guest Space - 7  
 FINAL Warning Ticket - Resident in Guest Space - 2  
 TOW - Resident in Guest Space - 1

Warning Ticket - Resident over 24 hours in Open Space - 8  
 FINAL Warning Ticket - Resident over 24 hours in Open Space - 1  
 TOW - Resident over 24 hours in Open Space - 1



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).

### Patio Landscaping Guidelines



It is that time of year when everyone's patio and entry area landscaping is at its fullest and perhaps in need of some trimming and cleanup. Please review the following patio landscaping guidelines:

- Excessive overgrowth is not allowed. Shrubs and trees must be neatly trimmed.
- Plantings cannot obscure the address numbers.
- Vines and shrubs are not allowed to grow onto walls, fences or through fences.
- No trellises may be used over the fence line.
- The height of trees must not exceed that of the balcony floor of upstairs neighbor.
- Tree branches must be kept no less than three feet from the building.
- No potted plants or decorative items can be put on fence or railing caps.
- Trees must be kept to a reasonable width and branches must not encroach onto common area walkways or into a neighbor's patio area or cause damage to fences.

### Landscaping Update - continued from page 1

most cost effective ways to save water. It provides an attractive surface as well other landscaping benefits such as reducing evaporation, suppressing weed growth, reducing erosion and encouraging better root growth. The goal is to mulch areas where the dirt is bare or the mulch has disintegrated. Mature hedges will be a last priority for mulching.

Each year, Lewis Tree Service assesses the state of the **750 trees at Hamilton Place**. Approximately one-third of the trees are trimmed each year and arborist Nathan Lewis schedules trimming according to this rotation. When assessing trees for trimming or removal, Lewis notes the proximity of the tree to buildings and looks for disease or hazards that would warrant removal. Tree removals must be approved by the City of San Jose. San Jose's general tree removal policy is to require replanting on a 1:4 ratio (i.e., remove one tree and plant four in the same general area).

The Board and the Landscaping Committee strongly feel that landscaping is one of the key components to the lasting success of Hamilton Place and that it should be maintained accordingly. We are mindful that our property values are at stake and hope all residents will help preserve and conserve our landscaping resources by respecting planting beds and curbing pets.

You can help by letting Bill Hubbard know of (1) any irrigation leaks; (2) dry areas that are inhibiting plants from thriving (this could indicate a need for an adjustment to the drip system or another irrigation problem); or (3) landscaping that is dying. The Committee meets the third Wednesday of each month at 7 p.m. in the Clubhouse and welcomes your input.

### Cheap Home Security System

It's a good idea to keep your car keys with you when at home. Whether in a pocket or on a belt clip, your car keys can be used to sound your car alarm in an emergency. You can activate the alarm whenever needed, whether the car is in the garage or outside (check the range to be sure). It will likely scare off an intruder and/or get your neighbor's attention in an emergency.



### 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. The Open Forum starts at 6:30 pm on the 2nd Tuesday of each month. Regular topics include security, landscaping, parking and maintenance.

### Green Waste Pickup



Someone unthinkingly left their used dog poop bags in the pile of green waste for pickup on Wednesday. Unfortunately, the City won't take the green waste if there is any plastic in the pile.

**Please use the dumpsters for dog poop bags!**

### Hamilton Place Street Sweeping - 7/15 & 8/19

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.

[www.1600hamiltonplace.org](http://www.1600hamiltonplace.org)