

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, September 14, 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, September 22, 2010, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration.

Meet your Board Director - Heath Birkendahl

Heath was first elected to the Board in 2008 and has since served as Director, scheduled to serve until 2012. Prior to being elected to the Board, Heath chaired the Architectural Committee (supported by his wife Staci), developing the guidelines and standards for areas such as garage doors, windows, screen doors, exterior lights and front doors. He was instrumental in developing the HOA website in 2008, along with fellow volunteer, Rick Arellanes.



west. Since then, Heath has taken on a new role in September 2008 at Riverbed Technology as a sales representative.

Heath has an active lifestyle, enjoying motorcycles, biking and automobiles. His garage is

his haven, repairing, cleaning and tinkering with his hobbies. He loves to workout, keeping active and pushing his limits.

Heath hopes to use his position on the Board to further improve the living environment of Hamilton Place and to ensure our property values continue to increase.

Heath and his wife Staci have been married for 10 years and moved into Hamilton Place in March of 2006. At the time, Heath worked for Motorola as a Channel Manager, concentrating on sales in the

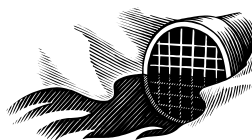


Thanks to Jay Castellano for his daily patriotic display of the American Flag at the Foxhall Loop entrance. Jay has been displaying the flag for the past two years, continuing a tradition of a previous resident, Charlie Werder, who started displaying the flag after 9-11. Charlie was an original Hamilton Place owner who served in World War II at the Normandy Invasion. He is now 89 and living in Oregon. **Thanks Jay and Charlie!**



Proper Garbage Disposal Use Prevents Sewer Backups

We've had some nasty sewer backups recently in the complex and, despite the messy work, the plumbers are very happy to have our business. They tell us that the primary cause of the backups is cooking grease that is put down the garbage disposal. From their experience, they say that many homeowners think they can just flush the grease down the disposal with hot water. Unfortunately, the grease congeals as it cools and, like plaque in our arteries, it clogs the pipes. The solution is simple, **don't put grease down your disposal.** Instead, put it in a can to cool and put it in the dumpster when solidified.



- Coffee grounds and tea bags
- Ice cubes and lemon peels to clean the unit and give a fresh smell. The ice knocks down the scum that builds up below the seal and in the grinder wheel.

Remember that anything you put in your disposal has to make it out to the Hamilton Place loop road to join the city sewer pipes. Congealed grease only slows down the process and allows other material to build up into a clog.

Its also good practice to run cold water for about 30 seconds when using your garbage disposal. In addition to grease, never put bones, butts, eggs shells or fibrous materials (celery, corn husks, etc.) down the disposal. As a general rule, too much of anything is not good (in your disposal, as in life).

Here's a list of what can be safely put down a garbage disposal:

- Small amounts of leftovers from plates
- Small amounts of vegetable peelings

HOA BIZ - What's Happening around 1600 Hamilton Place

- **Board of Directors Opening** - We have learned that there will be an immediate opening on the HOA Board. It's a great volunteer opportunity for a homeowner to get involved and to help improve the neighborhood. Let Bill or one of the current Board members know if you're interested.
- **Exterior Changes to Your Unit** - The HOA governing documents 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.
- **CMS eBills** - Contact Rosie Bernal at Community Management at 408-559-1977 x137 or rbernal@communitymanagement.com to get your monthly statement and Newsletter (in color) emailed to you.
- **Bugbusters** - Call 408-262-1968 if you see any ant activity outside your unit. The HOA has a fixed contract and there's no charge to the resident.
- **Website Service Provider Listing** - Numerous comments have been received about having a list of service providers (either a resident business or a recommended outside business) on the HOA website. Please send comments and suggested listings to kswieczey@msn.com.
- **Welcome Wagon** - Welcome to Lorna who recently moved into Huxley Court. She and her dog Gracie moved from the local area.

Monthly Parking Summary - July 2010

Warning Ticket - Resident in Guest Space - 9

FINAL Warning Ticket - Resident in Guest Space - 2

TOW - Resident in Guest Space - 0

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 - 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.

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:

- **Maintenance Issues** - Work is continuing throughout the complex for the control of weeds, snails and mildew. The Medallion crew is doing some light pruning of shrubs and trimming of dead tree branches.
- **Irrigation Issues** - All of the satellite-driven irrigation controllers are now programmed with lawns and mature shrubbery on automatic watering. New planting areas are being handled manually until they get established.
- **Current Project Work** - Mulching to the planting beds is now complete. Pear tree pruning is being done as the budget permits. Medallion is re-seeding some areas as needed. Sheba and Maryalice are developing long term plans for future upgrades, turf removals, mulching and header boards. In addition, the Committee is working with Medallion to adhere to quality controls for their work.
- **Tree Trimming/Removal Plan** - The tree management plan for 2010 is being finalized for work in the late fall.

www.1600hamiltonplace.org

Keep Association Records Current and Accurate

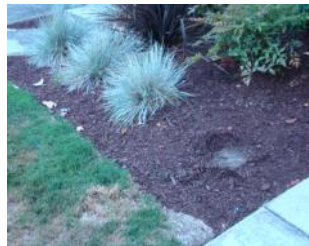
To keep the Association records up-to-date, any new owner or name change (for example, adding someone to the title, putting the title into a trust, etc.) and telephone numbers should be promptly reported to the Community Management, for legal and emergency purposes.

Vandals Hit Hamilton Place Landscaping!



Our new landscaping has been targeted by vandals and thieves over the past month, resulting in the loss of numerous shrubs and ground plantings from Huxley Court. In addition, a newly planted tree on Greenwich Court has been cut down for the second time this year. It is suspected that the plants were used to compliment someone

else's garden. The motive for cutting down the tree is unknown. Hamilton Place Security is investigating the situation.



Please Conserve Water

It has been noted during walkthroughs of the complex that some residents are over-watering the landscaping inside the patio areas by leaving the hose or irrigation running for long periods of time. Please install timers or automatic shut-off valves so that the water will be turned off in case you forget. This will not only help preserve a very valuable resource, but also help keep our assessments down.

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 dumped their green waste in front of the fire hydrant at the Ashmeade Court entrance. For obvious reasons, this is not a good idea.

**Please do not
dump green waste
by fire hydrants!**

Hamilton Place Street Sweeping - 8/19 & 9/16

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.