

# 1600 Hamilton Place Community Association HOA Newsletter

## Board of Directors

**Lynn Comer**  
President  
**Conrad Sanford**  
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**Ken Swezey**  
Secretary  
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Treasurer  
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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, October 12, 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!

## Landscape Committee Meeting

Co-Chairs Maryalice Heim/Sheba Solomon

The next Landscape Committee meeting is scheduled for **Wednesday, October 20, 2010, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration.

## Meet your Landscape Committee Co-Chair - Sheba Solomon

Sheba moved to Hamilton Place in 2006. She participated as a member-at-large of both the Architectural Review Committee and the Landscape Committee until October of 2008, when she and Maryalice Heim became co-chairs of the Landscape Committee.

Sheba was born and raised in the San Francisco Bay Area. She grew up in Los Altos, graduated from Homestead High School; the University of California, Berkeley; and obtained her teaching credential at Chico State University. She lived in Reston, Virginia for 18 years where she raised her two children, Elliott and Rebecca and worked for the National Association of Secondary School Principals. Sheba jumped at a job opportunity in



2000 to return to California and is delighted to be 'back home' and near her family. Her children also live in the Bay Area.

Sheba enjoys an active lifestyle, including cycling, hiking and occasional jogging. She recently returned from a two week hiking vacation in southern France, the highlight of which was climbing Mont Ste. Victoire near Aix-en-Provence.

You will often see her on a daily walk through the complex, keeping track of the 9 acres of common area at 1600 Hamilton Place. She enjoys working closely with Maryalice and the Board and hopes the combined effort will continue to improve our beautiful landscape.

## Hamilton Place History (Part 4) - Ken Swezey - Secretary

As mentioned previously as part of Hamilton Place History, Broadmoor Homes received San Jose City Council approval in December 1978 to develop the 82 acres of Ainsley orchards. Originally, a major shopping center development was proposed for

the entire parcel and, after 17 years of battling, the project was scaled down to 54 acres of residential units and 28 acres of commercial property. Here is what 1600 Hamilton Place was planned to look like in 1981. Can you spot the differences to today?



## HOA BIZ - What's Happening around 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.
- **Screen Door Installations** - With the updated screen door guidelines, it has been brought to the Board's attention that two bronze, aluminum screen doors were approved for use in July 1998: the Columbia Regal T and Oakhurst models. They are grandfathered for use, but not permitted for new installations.
- **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.
- **Need Sprinkler Adjustment?** - Let Community Management Services (408-559-1977) know if you have a lawn or garden sprinkler in your area that needs adjustment. They'll contact Medallion Landscaping to get it fixed. Please do not adjust the sprinklers on your own, call CMS.
- **Bugbusters** - Call 408-262-1968 if you see any bug activity outside your unit. The HOA has a fixed contract and there's no charge to the resident.
- **HOA Website/Newsletter Ideas?** - Got a suggestion or idea for the HOA website or Newsletter? Let Ken Sweezey know at ksweezey@msn.com.
- **Welcome Wagon** - Welcome to Ahmed and Barbara who recently moved into Foxhall Loop.

## Monthly Parking Summary - August 2010

- WARNING Ticket - Resident in Guest Space - 6**  
**FINAL WARNING Ticket - Resident in Guest Space - 2**  
**TOW Ticket - Resident in Guest Space - 2**
- WARNING Ticket - Resident over 24 hours in Open Space - 8**  
**FINAL WARNING Ticket - Resident over 24 hours in Open Space - 1**  
**TOW Ticket - Resident over 24 hours in Open Space - 0**
- WARNING Ticket - Expired DMV Tags - 5**  
**FINAL WARNING Ticket - Expired DMV Tags - 2**  
**TOW Ticket - Expired DMV Tags - 0**

With the cost of a **TOW** about **\$250**, homeowners are encouraged to know the Association parking rules and to follow them. HOA parking rules can be found on the mailbox bulletin boards and at [www.1600hamiltonplace.org](http://www.1600hamiltonplace.org).

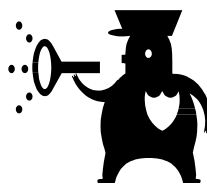
## Landscape Committee Report

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, mushrooms and mildew. The Medallion crew is doing some light pruning of shrubs and trimming groundcover.
- **Irrigation Issues** - The Medallion crew is continuing to monitor and adjust the sprinkler controllers and heads/emitters to balance the system.
- **Current Project Work** - Medallion is reseeding some lawn areas as needed, as well as replacing distressed plantings.
- **Tree Trimming and Removals** - Lewis Tree Service will be trimming trees during the next month. There will also be some removals of trees that are overgrown for the area or diseased/damaged.
- **Long Term Planning** - 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 streamline communications and improve project delivery times.

## Neighborhood Watch

One of the advantages to living in a common interest development such as 1600 Hamilton Place is that the community can help prevent crime or vandalism by keeping an eye out for any suspicious activity. If you see any type of activity that appears to be suspicious in nature, contact San Jose Police at 911 immediately. Don't be shy. Take the initiative to prevent crime in our neighborhood!



A word about the Hamilton Place Security – our HOA in association with the Hamilton Place Cottages townhomes and the Hamilton Place Corners condominiums, hire off-duty or retired San Jose Police Officers to patrol the complexes. The main duties of these patrol officers is to help the associations enforce parking rules, as well as provide a visual deterrent for crime or vandalism. Please remember that the San Jose Police Department should be contacted any time you feel that there is a safety issue or matter that involves law infractions.

## Annual Tree Trimming

The HOA has scheduled the trimming of selected trees in the common area during the next month. It is also a good time to inspect the large shrubs and trees in your backyard or entry area to make sure they are trimmed so that there is at least 3-5 feet of building clearance. This will help keep the gutters and downspouts clear and is also a good deterrent for squirrels or roof rats from gaining access to the roof or attic area of our buildings. All trees should be trimmed prior to the HOA annual gutter cleaning, which is scheduled for November. If you would like to make arrangements for trimming your trees by using the HOA's tree service company, at your cost, please contact **Lewis Tree Service at 831-476-1200**.

## Pool Schedule

The heat to the pools will be shut off sometime during the month of October, depending on the weather.

## 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.



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.

## 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.

## Hamilton Place Street Sweeping - 9/16 & 10/21

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.