

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

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(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, November 9, 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, November 17, 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 - Maryalice Heim

Maryalice has been a resident of Hamilton Place since 1990. In that time, she has seen many changes in our community. Deeply committed to maintaining the value of our homes, Maryalice joined the Landscape Committee three years ago. She recognized the need for more volunteers to help with the decision making of the day-to-day maintenance issues and future landscape planning. Maryalice has spent many hours walking throughout the complex with co-chair Sheba Solomon and works closely with our landscaping company. Together they have developed plans to improve and sustain our landscaping.



Maryalice went to high school with and met again at their reunion five years ago, and their two rescue cats, Wally & Katie. They both enjoy vintage hot rods, including Tom's 1955 Studebaker-Mopar truck, and going to car shows, especially "Hot August Nights".

Maryalice has a passion for traveling and got a jump start at an early age by flying with her parents who were both private pilots. Maryalice's father retired from United Air Lines and she was able to travel at no cost for several years. Maryalice's mother was a WASP trained pilot from WWII. Coincidentally, her mother's cousin, Juan Trippe, was the founder of Pan American World Airways.

Her other hobbies include gardening, horse shows and photography. Her love of animals led her and Tom to a natural business "Animal House Pet Sitting" for traveling residents of Hamilton Place. Maryalice also enjoys spending time with her three sisters and their families who are still in the area.

Maryalice was born in New Jersey, but has lived in the Bay Area her entire life. She attended Buchser High School in Santa Clara and West Valley Community College in Campbell. She currently works in the Electronics Industry for DuPont as a customer service representative and hopes to retire in the next four years.

Maryalice now lives with Tom, who she

Hamilton Place History (Part 5) - Ken Swezey - Secretary

Last month in Part 4 of Hamilton Place History, the original plan for the 1600 Hamilton Place Community Association showed 486 units in the English Village architectural style, hence the original name of Hamilton Place Villages. Further refinements over the next few years scaled the plan down to the current 298 units, with the section between Greenwich Court and Greylands Drive developed as the Hamilton Place Cottages Community Association. The Cottages is made up of 171 garden townhomes that have individual backyards and an attached two car garage. The green common space is minimal and the streets are dominated by the driveways and garage doors.

The original 1600 Hamilton Place complex was planned with three pools, three spas and three tennis courts. When the complex was split up, no such amenities were planned for the Cottages, reducing the plan to the current two pools, two tennis courts and one spa. Another change was made to the interior street design. Ori-

nally, only two entrances were planned into the interior of the circle, one being the current Huxley Court entrance that looped around to the other side, coming out near Greylands Drive. Apparently, it was felt the circuitous route was too much for residents and Huxley was ended near Donovan Court which was given its own entrance. The remainder of the interior was given two entrances, making the current Foxhall Loop.

There is one other Community Association in the complex, located between eBay and Ashmeade Court. It was planned after 1600 Hamilton Place and is called Hamilton Place Corners Community Association (aka Braddock Court). The Corners has 162 units with one pool and two spas. There is good green common space and all of the garages are detached and single space.

We're fortunate to live in a neighborhood made up of three Community Associations, particularly three that are all so beautifully maintained and so well managed by Community Management Services.

HOA BIZ - What's Happening around Hamilton Place

- **Board of Directors Opening** - Its not too late to let Bill or one of the Board know if you're interested in filling a vacancy on the Board.
- **Huxley Parking Allocation** - A resident has requested the review of the allocation of Guest and Open parking spaces in the entrance area of Huxley Court. If you have similar interest, please let the Board know by contacting Bill and/or attending the November Open Forum.
- **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.
- **Screen Door Reminder** - Residents who received a architectural violation letter in July have until October 30th to remove their screen door.
- **Garage Door Opener Interference** - We had a number of residents on Foxhall who experienced problems with their Liftmaster garage door openers, perhaps due to interference from a faulty PG&E Smartmeter.
- **HOA Website/Newsletter Ideas?** - Got a suggestion or idea for the HOA website or Newsletter? Let Ken Sweezy know at ksweezy@msn.com.
- **Pool Heat Schedule** - The heat to the pools will be shut off sometime during the latter part of October, depending on the weather.
- **Termites** - Let Community Management Customer Service know if you think you see evidence of termites in or around your unit. Look around baseboards and window sills for signs such as small translucent wings, mud trails, small black pepper droppings, holes in walls or flying ants.

Monthly Parking Summary - September 2010

- WARNING Ticket - Resident in Guest Space - 5
 FINAL WARNING Ticket - Resident in Guest Space - 2
 TOW Ticket - 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 Ticket - Resident over 24 hours in Open Space - 0
- WARNING Ticket - Expired DMV Tags - 2
 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.

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, mushrooms and mildew. The new Medallion crew is learning the ropes and doing some light pruning as needed.
- **Irrigation Issues** - The Medallion crew is continuing to monitor and adjust the sprinkler controllers and heads/emitters to balance the system.
- **Current Project Work** - Recent bids to complete work around the Clubhouse and Ashmeade Court are being processed.
- **Tree Trimming and Removals** - Lewis Tree Service has completed the annual tree trimming and will begin the 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 address the spread of invasive kikuyu grass.

Dumpster Madness!!



This was done by one of our thoughtless neighbors!! Fortunately, the offender was observed by other neighbors. They refused to clean it up and the homeowner account has been billed for the cleanup. Neighborhood watch works!

Water Damage Protection Tips

We recently had a neighbor who came home to find that one of her washing machine hoses had burst while she was away. The damage was extensive throughout her unit. All furniture and belongings had to be removed and stored, probably for two months until the walls, flooring, doors and baseboards can be replaced.

Unfortunately, we have a number of such water leaks every year. In some cases, the water flows into adjacent units or, in the case of an upper unit, into the unit below. Here's some ways to protect yourself:

- Replace your refrigerator, washing machine and dishwasher water lines with stainless steel reinforced hoses every 5 years.
- Turn off your washing machine hoses after each use.
- Shut the water to your unit when you leave on a trip.
- Install an electronic home monitoring system to call your cell phone when it detects a water leak or power outage (www.home-protectors.com - item THP201 - \$120).

Gutter Cleaning

The Association has arranged to have Four Seasons Roofing clean the roofs, gutters and downspouts in early November, weather permitting. Please follow the instructions on the notices that will be posted 3-5 days prior to the start of the project. NOTE: the Association has arranged to have the vertical drain pipes leading from the rear balconies also cleaned this year, so if you have a downstairs unit with a patio into which one of these drainpipes empties, Four Seasons Roofing will be accessing your patio to clean this pipe so it is recommended that you remove all personal property from the drain pipe area during this time.

The cleaning carries a "no clog" warranty until May 1, 2011. If you see that your downspout has become **CLOGGED** after the initial cleaning, please contact CMS Customer Service during normal business hours and **provide the exact location of the clogged downspout**.

Hamilton Place Street Sweeping - 10/21 & 11/18

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.