

# 1600 Hamilton Place Community Association HOA Newsletter

## Board of Directors

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**Conrad Sanford**

Vice President

**Ken Swezey**

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## Hamilton Place Real Estate

In a Common Interest Development such as ours, the lives of 298 families are linked by the close environment we share. In addition, we all have a joint interest in the appearance and maintenance of our complex, particularly as it impacts the property values of our homes.

Broadmoor Homes opened their sales office in November 1980 on Greenwich Court. Retail prices ranged from \$109,000 to \$152,000, not including the cost of options such as air conditioning, microwave, garage door opener or upgraded flooring. Mortgage rates were in the 14% range.

Units sold rather quickly but, with mortgage rates so high, prices only increased about 4% a year through the mid-80s. Once mortgage rates came down and the entire complex was finished, sales prices began to rise more rapidly, peaking in 2006/2007 with prices in the \$450,000 to \$630,000 range.

As we all know, prices have decreased about 25% since the peak to the current range of \$350,000 to \$500,000. In 2010, only 12 units sold in 1600 Hamilton Place. For reference, there were 13 sales during the summer of 2006 alone.

Note: Historical sales info from Mercury News Real Estate section and from Helen on Ashmeade and Linda on Greenwich.

### What can we do now to increase our property values?

Most everyone agrees that sales prices will continue to rise. It's only a question of time. We're fortunate to have such an attractive complex in the middle of such a desirable area, close to many conveniences. The amount and quality of our open green space is unique among other condominium complexes in the area.

The Board believes that maintaining our complex's infrastructure is key to our long-term success. Every resident can help by properly maintaining their property and adhering to the architectural standards set by our CC&Rs and HOA rules.

**Proposition 8 Tax Relief** - Homeowners can improve their financial position in their property by applying for assessment relief from the Santa Clara County Assessor's Office. Proposition 8 allows for a temporary assessment reduction if the current market value is lower than the property's assessed value. Tax notices will be sent out in June with the updated assessed value and you must submit your appeal to the Assessor's Office before August 1st. Information will be included with your tax notice or check <http://www.sccassessor.org> (follow the link for Proposition 8).

## 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, March 8, 2011 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, March 16, 2011, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration.

## Turkey Vulture Stops by for Lunch



This Turkey Vulture stopped by for a tasty squirrel lunch on Hamilton Place last month.



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

- **Annual Meeting of Members** - The Annual Meeting of the members will take place at 6:30 pm on Tuesday, March 8, 2011 in the Clubhouse. Please see the enclosed Agenda and Meeting Notice for additional information. Light refreshments will be served. **SEE YOU THERE!**
- **Board of Directors Election** - A Board of Directors election packet has been mailed to all homeowners. Please follow the voting instructions in the packet and submit your secret ballot by mail before the Community Association Annual Meeting on March 8th in the Clubhouse. The secret ballots will be counted by the election inspectors during the Board Meeting at the conclusion of the Annual Meeting. **PLEASE VOTE!**
- **Gutter Cleaning** - We had a second gutter cleaning in early January and have a no-clog guarantee until May 1st. If you see that your downspout becomes clogged, please contact Community Management Customer Service at 559-1977 to provide the exact location of the clog.
- **Window Covering Update** - The Board has completed its review and is updating the Architectural Guideline in regards to window coverings to read: "All window coverings shall be installed by the unit owner within 90 days after close of escrow. All such window coverings must be white or off-white material. Colored drapes must be lined with white or off-white material. No foil or reflective paint shall be installed in any window and no tinting or coloring of windows will be allowed without the prior approval of the Architecture Committee." Previously, this wording was included in the CC&Rs. Enforcement action will be taken to ensure all architectural standards are complied with by all residents.

## Monthly Parking Summary - January 2011

**WARNING Ticket - Resident in Guest Space - 2**  
**FINAL WARNING Ticket - Resident in Guest Space - 0**  
**TOW Ticket - 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 Ticket - Resident over 24 hours in Open Space - 1**

**WARNING Ticket - Expired DMV Tags - 1**  
**FINAL WARNING Ticket - Expired DMV Tags - 0**  
**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** - Hedge hard pruning will begin in February. The Medallion crew has completed irrigation repairs in a number of locations throughout the complex, including the center islands on the loop which require more water due to the large redwood trees.
- **Current Project Work** - Removal of invasive kikuyu grass will begin along Leigh Avenue. In compliance with Water District requirements for the completed turf removal work, remulching will be done in the Spring.
- **Long Term Planning** - Sheba and Maryalice are developing long term plans for future work and are prioritizing the many projects needed over the year. In addition to the monthly Landscape Committee meeting on the 3rd Wednesday each month, Sheba and Maryalice review current projects at each monthly Board Meeting on the 2nd Tuesday.

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

### 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 and the Association will send you a check within 30 days.



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.

### Master and Earthquake Insurance Renewal

The master and earthquake insurance packages will renew on March 24th. Additional information regarding the renewal rates and levels of coverage will be included in the April Newsletter. The Association typically borrows money from the reserves to pay off the annual premiums for the insurance package at the time of the renewal and then pays back the reserves by the end of the fiscal year.

### Planning a Springtime Project?

If you're planning on a springtime renovation to your patio or putting on a new screen door, please check the Architectural Guidelines on the Hamilton Place website. In addition to patio work and screen doors, you'll find guidelines for garage doors, front doors, exterior lights and windows.

### Fire Extinguishers



The Association has fire extinguishers installed on the exterior of fences around each group of buildings throughout the complex. It's a good idea to inspect the areas around your building to familiarize yourself with the location of the closest fire extinguisher. It's a good idea to have a fire extinguisher or two available inside your unit as well, particularly the garage and kitchen.

### Dog Poop Responsibility

There are many residents in the area who enjoy walking their dogs in the neighborhood. The vast majority of dog owners are very responsible in cleaning up after their pet. The few dog owners who do not comply with the law make the situation worse for everyone else. Please be responsible and clean it up!



### 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 to our approximate 500 residents. The monthly Open Forum starts at 6:30 pm on the 2nd Tuesday each month. Regular topics include security, landscaping, parking and maintenance. **FIRST COME - FIRST SERVED!**

### Hamilton Place Street Sweeping - 2/17 & 3/17

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 COMMUNITY ASSOCIATION

TO: All Homeowners  
FROM: Board of Directors  
DATE: February 15, 2011  
RE: Notice of Annual Meeting on March 8, 2011

NOTICE is hereby given that the Annual Meeting of the 1600 Hamilton Place Community Association will be held at the Association Clubhouse on Tuesday, March 8, 2011. The meeting will begin promptly at 6:30 PM.

The purpose of this meeting will be to update the members on the state of the association as well as discuss current issues before the Board.

## AGENDA

- I. Call to Order – 6:30PM
- II. Introductions
- III. Approval of 2010 Annual Meeting Minutes
- IV. President's and Committee Reports
- V. Other Business
- VI. Open Forum
- VII. Adjournment