

# 1600 Hamilton Place Community Association HOA Newsletter

## Board of Directors

**Lynn Comer**  
President  
**Heath Birkendahl**  
Vice President  
**Ken Sweezey**  
Secretary  
**Carl Middione**  
Treasurer  
**Brian Finerty**  
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, April 12, 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, April 20, 2011, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration.

## 1600 Hamilton Place 30th Anniversary

It was 30 years ago this month that Broadmoor Homes opened up their sales office and model homes on Greenwich Court. To commemorate the milestone, the Board of Directors has compiled some of the original materials from the period, including sales brochures, a newspaper article and a blueprint of the complex.

The two boards are on permanent display in the Clubhouse. The included October 11, 1980 Mercury News article stated that the "war was finally over after a 17 year battle". The development of the so-called Ainsley property began in 1963 when a shopping center was proposed for the 80 acre site. Area residents at the time opposed the development because of the potential for increased traffic, noise and pollution. The San Jose City Council approved the mixed-use plan that incorporated fewer housing units with some retail



**2010/11 Board of Directors with Clubhouse display.**

**From left: Ken, Carl, Lynn, Conrad and Heath.**

shopping and commercial buildings (now occupied by eBay).

The complex was heralded as "A Community for the 1980's where city living had come of age with homes for today and tomorrow". Retail prices for the units ranged from \$103,000 to \$165,000.

Thanks again to Helen on Ashmeade and Linda on Greenwich for their donation of materials for the display.

## Annual Meeting of Members

We had a lively Annual Meeting on March 8th in the Clubhouse. There were 24 homeowners present enjoying the Committee reports and light refreshments.



President Lynn Comer presented a Certificate of Appreciation to out-going Vice President Conrad Sanford for his many years of volunteer service to the Association. He will be missed and we wish him well. Lynn also presented a Certificate of Appreciation to Maryalice Heim and Sheba Solomon for their continuing volunteer service as Co-Chairs of the Landscape Committee. Thanks for all you do!

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

- **Board of Director's Election Results** - Lynn Comer (103 votes), Carl Middione (101 votes) and Brian Finerty (75 votes) have been elected to the Board. The new positions for the Board Members are shown on page 1. The IRS Resolution for 2011 passed (112 votes for and 0 opposed).
- **Board Opening** - Heath Birkendahl has given 30 day notice that he will be resigning his Board position on April 12th. Let Bill or one the current Board members know by April 12th if you're interested to be considered.
- **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.
- **Insurance Coverage** - The HOA insurance coverage renews on March 24, 2011. It may be necessary for the Board to borrow some funds from reserves to help cover the premium. It will be repaid prior to year-end.
- **Pool Schedule** - The pool heaters will be activated towards the end of April. A copy of the pool rules will be included with the next Newsletter for review with all members of your household.
- **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.
- **HOA Newsletter Ideas** - Got a suggestion or idea for the HOA Newsletter? Let Ken know at kswwezey@msn.com.

## Monthly Parking Summary - February 2011

**WARNING Ticket - Resident in Guest Space - 3**  
**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 - 0**  
**WARNING Ticket - Expired DMV Tags - 0**  
**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** - The Medallion crew is gearing up for a busy Spring growing season with further irrigation work, hedge pruning, reseeding, replanting and remulching. Removal of invasive kikuyu grass will begin along Leigh Avenue.
- **Current Project Work** - Additional work on the entrance from Leigh Avenue will be continuing. Replanting work will done on Ashmeade after gas leak repairs are completed. All tree pruning work has now been completed throughout the complex.
- **Long Term Planning** - Sheba and Maryalice 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 the monthly Board Meeting on the 2nd Tuesday.

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

## Window Covering Update

As indicated in last month's Newsletter, the Architectural Guideline in regards to window coverings has been updated to conform with the previous guideline that was included in the original CC&Rs for the Homeowner Association.

"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."

The Board considered many options in regards to this issue over the past few months. In the end, it was unanimously agreed that enforcement action should be taken to ensure that all architectural standards are complied with by all homeowners.

Recognizing that correcting window covering violations can be costly and time consuming, homeowners will be given 90 days to fix the problem. In some cases, the exterior of wooden shutter frames can be painted. Drapes and cloth roman shades can be lined with white fabric and some blind slats can be painted on just the side that faces the outside. Compliance checks will be made throughout the complex and violation letters will be mailed to both the homeowners and tenants.

## Water and Gas Shutoff Valves

Do you know how to shutoff the water and gas for your unit in the event of an emergency? Your gas valve is located in the utility cabinet for your building. Find the valve for your unit and use the supplied wrench on a chain to shut off the gas. The water shutoff is outside your unit on the patio or by your stairs. If you're unsure, ask a neighbor for assistance.

## Clubhouse Renovations

Additional renovation work has been completed in the Clubhouse, including the new 30th anniversary display boards and cabinet knobs in the kitchen. Further work is planned to upgrade the bathrooms and purchase new pool furniture. The recently updated Clubhouse User Agreement and Rules can be found on the Association website at [www.1600hamiltonplace.org](http://www.1600hamiltonplace.org).

One item that has been noticed over the past few months is the wall damage that is being caused by tacks and tape used to put up decorations. Please do not damage the walls with tape or tacks.

## Dog STUFF .....

**Please don't leave your dog's behind business behind.**



## Hamilton Place Street Sweeping - 3/17 & 4/21

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.