

# 1600 Hamilton Place Community Association HOA Newsletter

## Board of Directors

**Lynn Comer**  
President  
**Scott Smithwick**  
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, May 10, 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, May 18, 2011, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration.

## Respect the Power of Water ...

The recent rain storms have been very beneficial in many ways, filling our reservoirs, helping nature get a jump on springtime growth and reducing the HOA water bill for landscaping. Water is a source of life that we all appreciate, but it has a downside for homeowners and the Association as well. Each year, we have numerous water leaks in the complex causing damage to units and personal belongings, resulting in expense to the homeowner and the Association.

Some water leaks are small and caught before too much damage is caused. On the other hand, some leaks are nearly catastrophic. Each year, we have about a dozen water leaks in the complex. Most are of the minor variety, still an inconvenience, but able to be repaired relatively easily.

Unfortunately, we have a few major instances each year as well, usually due to a malfunctioning toilet or a ruptured water hose for a washer, sink or icemaker. A major leak can cause up to \$50,000 in damage, covered by HOA insurance, resident supplemental insurance and the homeowner.



**What can be done?** Homeowners can help themselves by replacing old washing machine hoses with new stainless steel clad hoses as well as ensuring sink and toilet lines are also replaced with newer hoses and valves.

Over the past two years, the HOA has initiated an action plan to replace the original water shutoff valve for each unit with a newer ball valve. The HOA plumbing contractor has already replaced about 50% of the old gate valves, enabling the resident to quickly shutoff their water in the event of a leak or when they are leaving home overnight or longer.



**Old gate valve**



**New ball valve**

The Board recommends that residents check their interior water hoses and make upgrades as necessary. Additionally, test your shutoff valve and use it to shut off the water to your unit when you're not home.

## Earthquake Preparedness (Revisited)

HOA President Lynn Comer put together three earthquake preparedness articles last year in the Newsletter. With the recent earthquake activity in Japan in mind, here's a few reminders to ensure you're ready to take care of yourself and family in such a situation:

**Step 1 - Identify potential hazards in your home and fix them** - use earthquake straps, hooks and putty; tie down tall furniture and appliances; ensure your water heater is strapped to wall studs etc. (Feb 10 Newsletter).

**Step 2 - Creating a Disaster-Preparedness Plan** - know how to be safe during a quake - in a doorway or next to sturdy furniture to have a survivable pocket of space; know how to respond

after a quake - meet in a designated place & shut off utilities etc. (Mar 10 Newsletter).

**Step 3 - Creating a Disaster Kit** - Put together a small personal disaster kit for each member of your family - backpack or bag for medications, shoes, clothes, plastic bags, water, etc and put together a disaster kit for the entire household - first aid kit, food, water, batteries, radio, flashlights, supplies, blankets, gloves, toilet paper etc. (Jun 10 Newsletter).

Most importantly, spend time with your family members to discuss what might occur in an earthquake and how you're going to handle it. Develop your disaster plan, prepare disaster supply kits and practice your plan.

**Do it now before its too late.**

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

- **Board of Director's Appointment** - As announced in last month's Newsletter, Heath Birkendahl has resigned his Board position. The Board has appointed Scott Smithwick to fill the remainder of Heath's term, ending in March 2012. Heath served on the Board for three years, heading up the Architecture Committee and helping get the HOA website up and running. He will continue to serve as the Chair for the Architecture Committee. The Board thanks Heath for his outstanding service.
- **Gutter Downspout Cleaning** - You have until **May 1st** to get your gutter downspouts cleaned if they're clogged. Contact Community Management Customer Service at 559-1977 to let them know the location of the clog.
- **Bugbusters Service Available** - The Association maintains a contract with Bugbusters to help keep our homes free of bugs. Harold from Bugbusters will spray the exterior of your unit at **no cost to you**. When you see ants and other insects, call him at 408-262-1968. Bugbusters does not spray interiors, but Harold may need to go into your unit to access balcony areas.
- **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.
- **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.
- **Welcome Wagon** - Welcome to Steve on Foxhall.

## Monthly Parking Summary - March 2011

- WARNING Ticket - Resident in Guest Space - 3**  
**FINAL WARNING Ticket - Resident in Guest Space - 1**  
**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 - 1**  
**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** over **\$300**, 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 cleaning up after the winter storms and continuing with further irrigation work, hedge pruning, reseeding, replanting and mulching. Removal of invasive kikuyu grass will begin along Leigh Avenue.
- **Current Project Work** - Additional work on the entrance from Leigh Avenue will be continuing. Stepping stones have been added as a walk-through to the Greenwich side of the entrance where hedges were removed. Other repairs and upgrades are ongoing 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.

## Pothole Patch Patrol on Hamilton Place

The City of San Jose pothole patch truck made short work of the few potholes on Hamilton Place. The one-man operation cleans out the hole, fills it with hot pavement, tamps it down and finishes it off with a stone topping. If you see a pothole that needs attention, call the San Jose Pothole Hotline at 277-4373.



## Important Insurance Information

Included with this month's Newsletter is a copy of the insurance disclosure statement for the policy period March 24, 2011 through March 24, 2012. You will notice that the Association has placed its master blanket policy with Bay Area Insurance and the earthquake insurance with Monterey Insurance Agency. It is recommended that you review the attached information with your insurance agent to make sure you have adequate supplemental coverage. If you have any questions about the master policy, please contact Bay Area Insurance at 650-854-9750 or, for earthquake insurance questions, call Monterey Insurance at 831-373-4925.

The Board will continue to place \$8,500/month into a special line item called Earthquake Insurance Deductible Expense. The money from this account will only be used to offset any cost associated with damage caused by an earthquake.

**NOTE - A WORD OF CAUTION:** The insurance industry for multiple-residence dwellings is now mandating certain conditions under which these policies are provided. One of the conditions is the elimination of charcoal barbecues from any second story balconies. We have assured the insurance carrier that we are doing everything in our power to make sure that the conditions for the use of barbecues on balconies are optimum for safety and fire prevention. Along these lines, please make sure that you are using only a propane type barbecue on your balcony or deck areas.

## Pool and Spa Schedule

The pools will be heated beginning May 1st. You can find the Pool and Spa Rules on the Association website. Here's a few reminders:

- The hours for pool and spa usage are 8am-10pm on weekdays and 8am-11pm on weekends.
- Anyone under the age of 14 must be accompanied by an adult resident.
- Please keep in mind that the pools and the spa are located in close proximity to your neighbor's homes and keep the noise levels to a minimum.
- The spa temperature is set for 102 degrees. Although some may prefer it hotter, California Civil Code sets the maximum temperature in a public spa to 104 degrees.
- Please make sure that the pool gate is closed when you are entering and leaving the pool area. Also, do not prop open the pool gate or the restroom doors, as this could cause a safety problem with unauthorized access to the facilities. This goes for the tennis courts as well.

## Hamilton Place Street Sweeping - 4/21 & 5/19

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.



**INSURANCE DISCLOSURE FOR  
1600 Hamilton Place  
Effective 3-24-2011 to 3-24-2012**

**A. PROPERTY INSURANCE:** The master policy includes building coverage written on a 'special form perils' basis. The definition of 'building' may not include everything that is permanently attached to your unit. The CC&R's will govern coverage for interior fixtures. It is recommended that you consult your CC&R's and your personal insurance agent to make sure your HO6(unit owner's policy) includes appropriate coverage based on your CC&R requirements. Building coverage is provided on a replacement cost basis with no co-insurance penalty. "Special Form" perils do not include all losses and some of the exclusions are: flood, wear and tear, construction defects, damage by insects and vermin, wet and dry rot, and water leaks that have occurred over a period of time, etc.

1. Name of Insurer: Allstate Insurance
2. Property Insurance Limits: \$66,530,700
3. Property Deductible: \$10,000

**B. GENERAL LIABILITY INSURANCE:** The master policy provides coverage for the Association for 'bodily injury' and 'property damage' liability in the common areas of the association. *NOTE: This liability coverage does not extend to the interiors of the units whether owner or tenant occupied.*

1. Name of Insurer: Allstate Insurance
2. Limit of Liability: \$1,000,000 occurrence \$2,000,000 aggregate

**C. UMBRELLA INSURANCE:** The umbrella provides additional liability protection for the association.

1. Name of Insurer: Great American Insurance
2. Limit of Liability: \$15,000,000
3. Retained Limit: None

**D. DIRECTORS & OFFICERS LIABILITY INSURANCE:** This is a liability coverage that protects the Directors & Officers from liability claims arising out of alleged errors in judgment, breaches of duty, and wrongful acts related to their homeowners association activities.

1. Name of Insurer: Great American Insurance
2. Limit of Liability: \$1,000,000
3. Retained Limit: \$5,000

**E. FIDELITY BOND:** This is a surety coverage that will reimburse the homeowners association for loss due to the dishonest acts of a covered employee including board members, directors or trustees.

1. Name of Insurer: Travelers Insurance
  2. Limit: \$2,000,000
  3. Deductible: \$10,000
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**F: EARTHQUAKE INSURANCE:** None with our agency

**G. FLOOD INSURANCE:** None with our agency

**H. WORKERS COMPENSATION INSURANCE:** Runs 6/1/10-11

1. Name of Insurer: State Compensation Fund

2. Limit: Statutory

**This summary of the association's policies of insurance provides only certain information, as required by subdivisions (e) in section 1365 of the civil code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies, and upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property, or real property improvement to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance brokers or agent for appropriate additional coverage.**

**AGENT: James B. Brady Bay Area Insurance Agency License #0619217**

**1600 Hamilton Place**  
**Insurance Disclosure Statement**  
**Monterey Insurance Agencies**  
**Term March 24, 2011 to March 24, 2012**

**Earthquake:**

**Carrier:** Chubb Custom Insurance Company

**Policy Number:** 79580758

**Perils Covered:** Earthquake (excluding All Risk Perils, Earthquake Sprinkler Leakage, Flood, Surface Water, Spoilage, Temperature Change, Biological Agents, Date Recognition, and other exclusions as may be contained in the policy).

**Property Covered:** Real Property, Tennis Courts, Pools, Recreation Building, Building Ordinance, Association Dues

**Location:** 1600 Hamilton Place, San Jose, CA 95125  
(Schedule on file with Company)

**Limit of Insurance:** \$5,000,000 Policy Loss Limit-Per Occurrence and subject to Annual Aggregate

**Sub Limits:** \$5,000,000 Earthquake per occurrence and per annual aggregate  
Included - Building Ordinance Coverage A  
Loss to the Undamaged Portion of the Building  
10% of Bldg Limit Per Bldg-Building Ordinance Coverages B & C  
Loss for Demolition and Increased Cost of Construction  
\$150,000 Association Dues

ALL SUB-LIMITS OF INSURANCE ARE CONTAINED WITHIN THE LIMIT OF INSURANCE IN ANY ONE OCCURRENCE, AND ARE NOT IN ADDITION TO THE LIMIT OF INSURANCE.

**Deductible:** 5% of values at risk at time of loss, per unit of insurance

**Coinsurance:** Waived

**Valuation:** Replacement Cost

**1600 Hamilton Place**  
**Insurance Disclosure Statement**  
**Monterey Insurance Agencies**  
**Term March 24, 2011 to March 24, 2012**

**PROPERTY INSURANCE:** No coverage provided by Monterey Insurance Agencies

**GENERAL LIABILITY:** No coverage provided by Monterey Insurance Agencies

**UMBRELLA LIABILITY:** No coverage provided by Monterey Insurance Agencies

**FIDELITY COVERAGE:** No coverage provided by Monterey Insurance Agencies

**Directors & Officers Liability:** No coverage provided by Monterey Insurance Agencies

**Worker's Compensation:** No coverage provided by Monterey Insurance Agencies

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Insurance Agent: James Booth / Monterey Insurance Agencies

Contact for Certificates of Insurance: Amber Kastros / Monterey Insurance Agencies  
Phone 1-831-373-4925  
Fax 1-831-373-6935  
Email [amber@montereyins.com](mailto:amber@montereyins.com)

Note: When requesting a certificate of insurance, be sure to mention the name of the association which you reside.