

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

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Carl Middione
Treasurer
Brian Finerty
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Community Management Services

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bhubbard@communitymanagement.com

(Please include 1600 Hamilton Place 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, July 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, July 21, 2011, at 7:00 pm in the Clubhouse**. Please submit any landscaping requests, in writing, for the committee's consideration.

Hamilton Place Neighborhood Watch

Over sixty 1600 Hamilton Place residents attended a Neighborhood Watch meeting at the clubhouse last month. Hosted by Maryalice Heim of Donovan Court, the meeting included two representatives from the San Jose Police Department.

As reported last month in the Newsletter, there have been a number of daytime burglaries in the community over the past two months. Police reports indicate that similar burglaries have been reported on nearby Stokes Avenue, as well as some auto burglaries on Leigh Avenue.

Police representatives from the San Jose Western Division said that increased community awareness is one of the best ways to keep potential burglars out of our area. Visibility of residents out in the neighborhood and Neighborhood Watch signs help deter others from casing our homes and cars. Signs were distributed to those in attendance and the Board will consider posting more prominent signs at the primary entrances into the community.

Handouts (attached) were also provided to attendees, including a list of telephone numbers for the key Police and City agencies for our area. In addition, a two-page handout was distributed listing ways on "how to beat the burglar". Here are some of the more relevant ideas that apply to our community:



- Reinforce your front door with a stronger strike plate with longer screws and a more heavy duty dead bolt.
- Install frame pins and/or anti-slide locks on first floor sliding doors and windows.
- If you have an attached garage, unplug your door opener and use door frame locks when you go away.
- For a ground level unit, use a padlock on your front gate and install a wireless door bell outside the gate.

- Install a home security system and use it consistently. Check your car alarm to see if you can activate it from inside your unit in an emergency.
- Use timers in your home for lights and a radio when you're away.

Most importantly, it was stressed to be a good neighbor by keeping your eyes and ears open for any unfamiliar or suspicious activity, and to report it to the Police, the Association Manager and HOA Security.



Thanks to Maryalice for hosting the meeting.

Meet Your Board Director - Brian Finerty

Brian has lived in 1600 Hamilton Place since 1992. He is originally from British Columbia and spent time in Ireland, San Mateo and Brazil while growing up.

After law school, Brian spent 4 years hating the traffic in LA before moving to this neighborhood to have a short commute to work in downtown San Jose. He lived in an apartment in the area before

moving all of 3 blocks to Hamilton Place.

Brian can often be found out walking on the par course or walking around the circle of Hamilton Place. He enjoys traveling but does not get away as often as he would like.

Brian was on the Board after he originally moved here and is happy to be back on the Board as of 2011.

HOA BIZ - What's Happening around Hamilton Place

- **Recommended Service Provider Listing** - The Service Provider listing at www.1600hamiltonplace.org/service_providers.htm has been updated. It's a compilation of vendors and contractors recommended by the Board or a resident of the complex. If you have someone to recommend, provide the appropriate information to Ken at kswwezey@msn.com.
- **WHO YOU GONNA CALL? BUGBUSTERS!** - The small black ants are enjoying the warm weather and are looking to invade your home in the search for food. Bugbusters will take care of them **at no cost to you**. Call Harold at 408-262-1968.
- **Color Newsletter** - Contact Rosie Bernal at Community Management at 408-559-1977 x137 or rbernal@communitymanagement.com to get the monthly Newsletter emailed to you along with your monthly statement.
- **Pool Furniture** - Check out the new pool furniture at the clubhouse pool. The worst of the old furniture was discarded and the best of the rest moved to the Foxhall Pool. Thanks to Heath for coordinating the effort.
- **Quiet Please** - With the warmer weather and close living quarters in our community, residents are encouraged to be good neighbors and monitor their noise levels out of respect for others, particularly between the hours of 10pm to 8am.
- **Community Management Customer Service** - The CMS Customer Service number (559-1977) is answered 24 hours per day, 7 days a week.

Monthly Parking Summary - May 2011

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

Landscape Committee Report

The Board of Directors provides a budget to the Committee and determines the guidelines that the Committee must adhere to in planning for landscaping maintenance and upgrade projects. The current areas of activity are:

- **Maintenance** - The majority of planting beds have been cleaned and re-mulched. The spring irrigation check has been completed by Medallion's irrigation technician and adjustments have been made. Medallion is continuing the weekly effort to clean up the liquid amber seedpods. Most of the seedpod production will end when the trees are fully leafed out. Medallion has finished the hard pruning of hedges. Due to the wet weather in May, some of the plants that were hard pruned were subject to mildew and will be sprayed. They should recover with the warmer weather.
- **Projects** - Two areas of irrigation overflow in the complex are being reviewed by the Board for correction with the possible addition of lawn drains. The re-landscaping of gas line repair work area on Ashmeade has been completed. Bids are being reviewed for the continuation of upgrade work to the Hamilton Place entrance off of Leigh Avenue.
- **Long Term** - The annual schedule of tree trimming and removal is being finalized by Lewis Tree Service for work in the late Fall.

www.1600hamiltonplace.org

Annual Resident Ice Cream Social

Over 70 residents enjoyed the camaraderie of their neighbors in the renovated clubhouse on Sunday, May 22nd. The Annual Ice Cream Social was hosted by HOA Treasurer Carl Middione and his wife Helen. Despite a Sharks playoff loss earlier in the day, the gathering was festive, attended by many families with their young children. If you'd like to help on future social events, contact Carl at cwestax@aol.com.



Thanks to Carl and Helen for hosting the Annual Social.

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, window coverings and windows. As detailed in the Association CC&Rs, it is each owner's responsibility to be aware of the guidelines and to make corrections as required to remain in compliance.

Garage Sales

The Board of Directors would like to remind all residents of 1600 Hamilton Place that garage sales are discouraged because of the logistics involved. There is no parking permitted on the inner streets of the Association, as they are considered Fire Lanes. Also, it is feared that vehicles would park directly behind a garage door, thus creating the potential for liability issues if a resident opened their garage door and damaged a vehicle. Lastly, the governing documents prohibit placing of any personal items out in the common areas without prior Board approval. The Board apologizes for any inconvenience this may cause and recommends donating items to a charitable organization.

SKUNK ALERT!

Skunks have been seen in the area, looking for food and hiding in the shrubbery. Don't leave any food out to attract them.



School's Out for Summer

Please remember that schools are out for summer vacation. Please keep an eye out for children playing throughout the neighborhood and DRIVE CAREFULLY.

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 - 6/16 & 7/21

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.

WARNING



TM

ALL SUSPICIOUS PERSONS AND ACTIVITIES
ARE **IMMEDIATELY** REPORTED TO
OUR POLICE DEPARTMENT

NEIGHBORHOOD WATCH

WE LOOK OUT FOR EACH OTHER!™

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WESTERN DIVISION IMPORTANT PHONE NUMBERS

SAN JOSE POLICE DEPARTMENT

Emergency 911
 San Jose Police cellular phone emergency 277-8911
 Non-Emergency, general information, reports 311
 Calls from within San Jose 277-8900
 Calls from outside of San Jose & Cell calls 277-4133
 Crime Prevention Unit 360-8350
 Community Policing Centers 260-0830
 Oakridge Mall- near Linens N' Things 934-1520
 Western- 3707 Williams Rd
 Alviso- 1060 Taylor St

CPC Office Hours:

M,W,F: 10:00 am – 3:00 pm
 T, TH: 4:00 pm – 9:00 pm
 Sat: 10:00 am - 6:00 pm
 Sun: CLOSED

Narcotics Unit 277-4115
 TABS (Truancy Abatement Burglary Suppression)
 East Side 926-8227
 West Side 723-8227
 Abandoned Autos 277-5305
 Traffic Enforcement 277-4341

24 HOUR ANONYMOUS TIP LINES

Crime Stoppers 947-STOP (7867)
 Gangs 293-GANG (4264)
 Drugs (Narcotics Information) 971-DRUG (3784)
 Anti-Graffiti Hotline (provides limited removal services) 277-2758

OTHER SERVICES

City of San Jose 24 Hour Information Line 535-3500
 Santa Clara County Resource Line 2-1-1
 Anti-Graffiti Program (information & questions) 277-3208
 Code Enforcement 535-7770
 Rental Dispute Program 535-3860
 Department of Transportation 535-3850
 Tri-County Apartment Association 342-3500
 Animal Care & Services 578-7297
 Parent Project 808-3794
 SCCO Dispute Resolution Program 792-2327
 Neighborhood Development Center 794-6575
 Homeless Encampments or Vagrancy
 City of San Jose Call Center 535-3500
 Cal Trans 436-0930
 -Overpasses/Underpasses/Freeways (888) 877-7267
 Union Pacific Railroad
 -Near Railroad Tracks
 Property Owner
 -Private Property

INTERNET

San Jose Police Department www.sjpd.org
 Crime Statistics www.crimereports.com
 City of San Jose www.sanjosca.gov
 Megan's Law www.meganslaw.ca.gov
 SJPD Graffiti (to email pictures) sjpdgraffiti@sanjosca.gov

How to beat the burglar.

Burglars hit a house, apartment or condominium every 15 seconds. But if the burglar picks your place, instead of the one next door, you probably helped invite him there. He looks for what the police call "targets of opportunity". In other words, easy pickings.

To protect yourself, make your home look occupied when you're away. Chances are the thief will pass it up for an easier target. Also, make a reasonable investment in good locks, lights, and possibly an alarm system. It can pay off in security and peace of mind. Here are some specific measures you can take.

Look into a burglar alarm system. They vary in sophistication from a simple door alarm that makes noise, scares a thief and alerts the neighbors, to a silent alarm linked to an answering service. Check with a security company for the one that best fits your needs. Check the license and references of the company you choose.

Mark valuable items. Marking items a thief would be likely to steal, like the TV and stereo, will help police trace them and return them to you if they are recovered. Use an engraving pen. They're available at your Police Department Crime Prevention office or library. Use your driver's license number with state abbreviation.

Don't keep expensive jewelry at home. Keep it, along with other small valuables and important documents, in a safe deposit box.

Keep shrubbery trimmed. Thick, tall shrubbery provides cover for a burglar and lets him work undetected.

Have your lawn taken care of. Dry, uncut grass says you're away.

Be a good neighbor. If you see unfamiliar or suspicious activity, call the police. Call Crime Prevention to have a Neighborhood Watch program in your neighborhood. 277-4133.

Leave interior lights on. Use lamps that would be on if you were home, not necessarily one in a front window. They can decoy a burglar into thinking someone's inside. Use timers when you will be gone.

Light the outside of your house, too. Exterior lights are important, especially near doors and in the rear of the house, where thieves do most of their work.

Get automatic light timers. They turn lights on and off in different rooms at designated times.

Secure patio doors, too. A dead-bolt type lock is recommended. Additionally, place 2 or 3 screws in the overhead track to reduce the chance of lifting the door out of the track.

Keep the garage door closed, locked. This helps protect any valuable property you store in the garage and prevents access to interior doors to the house. Electric doors should be disconnected when you will be gone for a long time. Consider padlocks on the garage door tracks.

Ask a neighbor to use your garbage cans. An empty garbage can is a tip-off that you're away.

Display "beware" signs. If you have a dog or an alarm system, put up signs that say you do. They deter thieves.

Leave a radio on. It says someone's home. If you have a volume adjustment on your telephone bell, turn it to the lowest level. A prowler will be less likely to hear an unanswered call. Unplug modular phones.

When you're away, park a car in your driveway. If you have a second car, leave it in the driveway, or ask a neighbor to park there. This not only gives the appearance of an occupied house, but prevents burglars from backing up a van for loading.

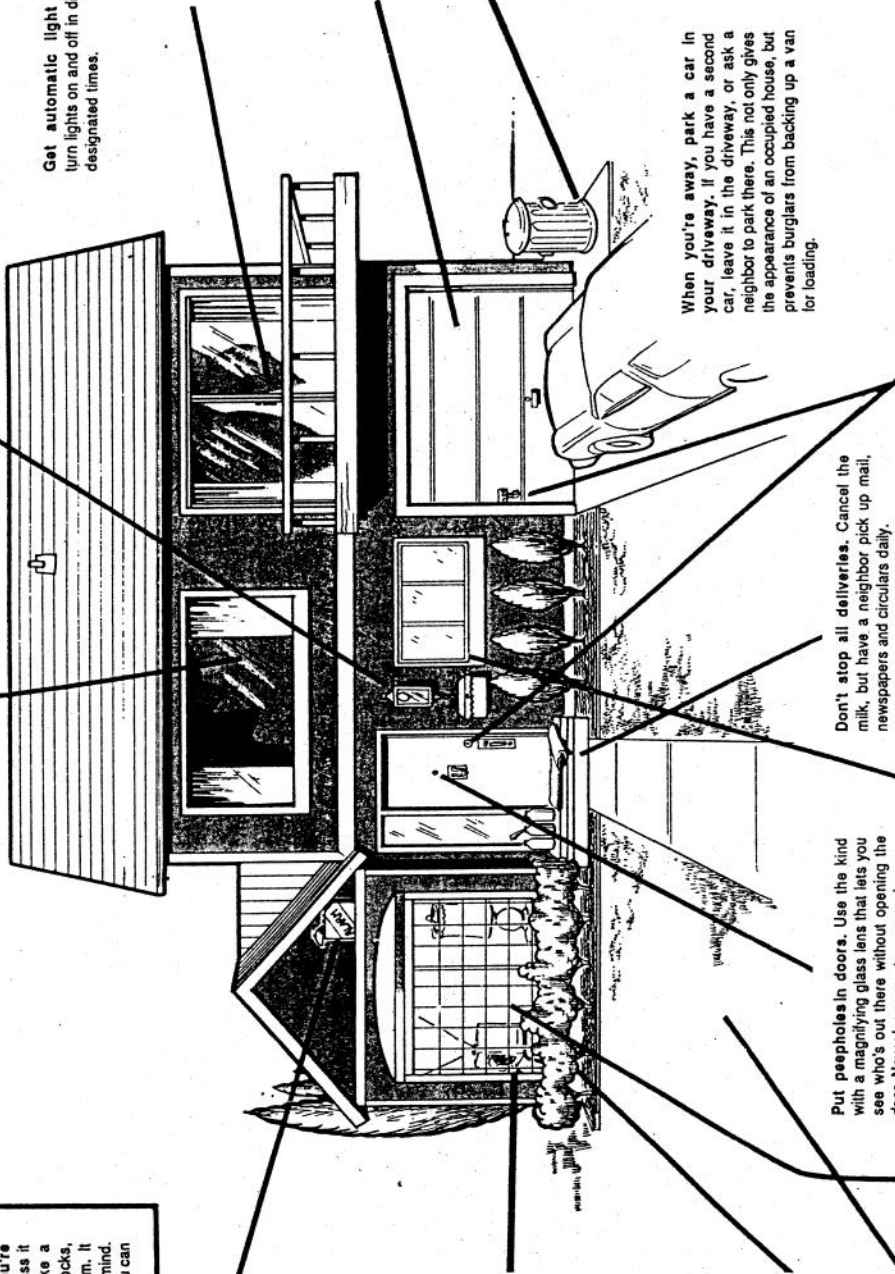
Don't stop all deliveries. Cancel the milk, but have a neighbor pick up mail, newspapers and circulars daily.

Put peepholes in doors. Use the kind with a magnifying glass lens that lets you see who's out there without opening the door. Never leave a note on your door.

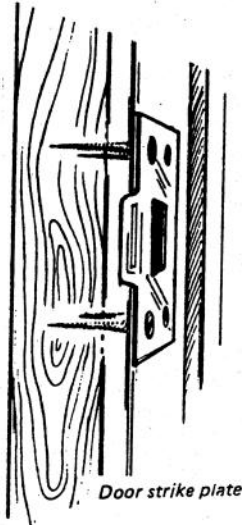
Consult a good locksmith. Different kinds of doors and windows require different kinds of locks. Deadbolt locks are recommended. Also, be sure to have locks changed after you move in.

Display operation I.D. stickers at the front and rear of your house.

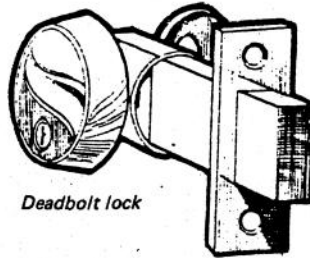
Display Neighborhood Watch signs at the front and rear of your house.



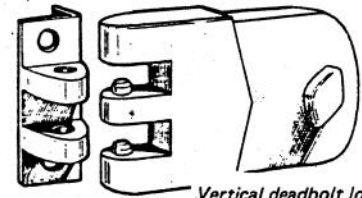
How to beat the burglar. - continued



Door strike plate



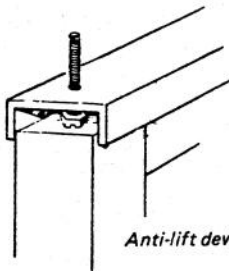
Deadbolt lock



Vertical deadbolt lock

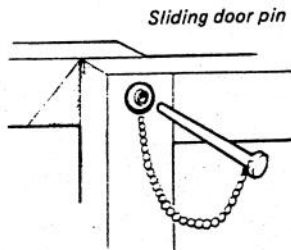
Dead Bolt Locks are required on all hinged doors that provide access from the exterior of the home. There are two varieties, single dead bolt and double dead bolt. The double deadbolt requires a key to unlock it from both sides. The strike plate for these locks should be secured with screws at least 3" long. Exterior doors should be metal or solid wood.

Vertical Dead Bolts are designed for use with double doors. Cost is determined by construction. Some are designed to replace existing key-in knob locks in both doors. Mortised dead bolt locks in the edge of the stationary door are recommended.

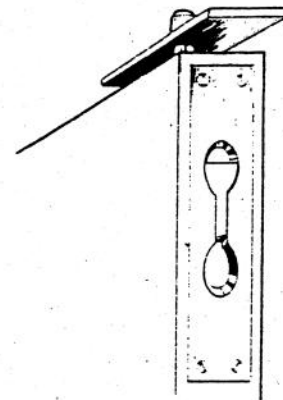


Anti-lift device

Anti-Lift Devices are available for sliding glass windows and doors. Sheet metal screws in the upper track will accomplish the same purpose.



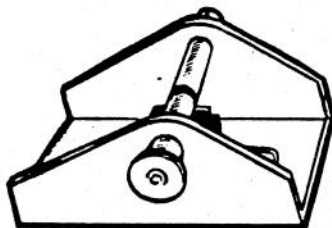
Sliding door pin



Mortised deadbolt lock

Lifting and Sliding can also be prevented by drilling a hole into the metal framework and inserting a pin or nail.

Double Doors can also be secured by placing an angle iron in the edge of the stationary door and the overhead framework or placing a deadbolt lock in the stationary door with the bolt facing upward into the overhead framework and downward into the threshold. Combine these two locks with a deadbolt lock in the moving door.



Sliding door lock

Anti-Slide Locks for windows and doors are available in countless varieties. Make sure the lock you choose is well-constructed. Locks for windows that have a downward sloping pointed bolt are recommended. Close the window securely and attach the lock as tightly as possible. There are also varieties of locks with bolts that go through the framework of a window or sliding door. Locks that are key-activated provide extra protection in that burglars cannot open sliding doors to carry out large items.

Garage Door Openers provide security when properly installed and used. Minimum security would consist of padlocks on both ends of a garage door. Garage doors can be protected inexpensively from the inside by cane bolts into the concrete floor or long bolts or metal rods through the door frame at both ends.

Sliding window lock

