

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

Lynn Comer
President
Scott Smithwick
Vice President
Ken Swezey
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

(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, August 9, 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, August 17, 2011, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration.

Farewell to President Lynn Comer

Lynn Comer has been President of the 1600 Hamilton Place Community Association for only one year, but she has made her mark on our community and will be remembered fondly by her neighbors who were fortunate to know her. She has given her 30-day notice of resignation from the Board and is moving to Texas to be closer to family. Lynn and her husband Vern have lived on Greenwich Court for over six years.

Lynn joined the Board in March 2007 and became President in March 2010. Her communication skills, vision and fair-mindedness have been very evident in her leadership of the Board, focusing on those issues and projects that are most important to our community.

One special project that Lynn championed over the past few years is the renovation of the HOA Clubhouse. The interior work has been completed with two-tone paint as well as window coverings, upholstery/pillows, wall coverings, kitchen appliances, cabinet refinishing and flooring. In addition, she inspired Board Secretary Ken Swezey to produce a Hamilton Place



President Lynn Comer receives a Board Certificate of Appreciation from Vice President Scott Smithwick

history board for the Clubhouse on the Association's 30th anniversary last year.

As a San Jose native, it is very difficult for Lynn to leave, but grandchildren can be very powerful magnets.

We wish Lynn and Vern all the best in their new lives in Texas.

Lynn - thanks for all you've done!

Hamilton Place Parking

You may have noticed a number of vehicles parked on the Hamilton Place loop that never seem to be moved. There appears to be as many as 15 vehicles that are seemingly rarely used and parked in the same space for weeks on end. They are generally very dirty and tend to be older vehicles.

There are a number of homeowners who have been working to get the attention of some of these vehicle owners and leaving notes to have them move the vehicle in accordance with California Vehicle Code (section 22523). That code states that a vehicle is considered abandoned or stored if it is not moved every 72 hours. The code applies to all vehicles, including motorcycles, cars, trailers, trucks and RVs.

In some cases, selected vehicles have been reported to the San Jose Department

WARNING
YOUR VEHICLE MAY BE IN VIOLATION OF THE LAW

1) Vehicles that are not being USED should not be abandoned or stored on the street. California Vehicle Code section 22523 prohibits the abandonment of any vehicle on public property. Your vehicle is considered abandoned if it is left unattended, does not have current registration, is inoperable or is deemed a hazard and may be removed WITHOUT NOTICE. Your vehicle is considered to be stored if it is parked on the street for over 72 consecutive hours (3 days) and may be cited under San Jose Municipal Code section 11.35.220 and towed under California Vehicle Code section 22651(x). Note: Any vehicle not moved at least 1/10 of a mile (approximately 328 feet) after 72 hours of being marked and tagged may be towed without re-marking. WITHOUT ANY FURTHER WARNING. For information call the Vehicle Abatement Unit at 408-534-2900.

YOU WILL BE LIABLE FOR THE COST OF ANY CITATION, TOWING, AND STORAGE FEES THAT RESULT FROM YOUR VEHICLE REMAINING IN VIOLATION OF ANY OF THESE ORDINANCES.

of Transportation and subsequently tagged, requiring the owner to move the vehicle in 3 days or be ticketed and towed.

If you have one of these rarely used vehicles, please consider your neighbors and either abide by the parking code or remove the vehicle from the area. It will make our neighborhood more attractive, keep our property values up and open up more parking spaces for other residents and visitors.

HOA BIZ - What's Happening around Hamilton Place

- **Satellite Dish Installation Guidelines** - The Board has reviewed the current satellite dish installation guidelines and is proposing to update them as shown to the right. Please review the proposed guidelines and forward any comments or questions, in writing, to the Board via Bill Hubbard by the August 9th Board Meeting.
- **Board Opening** - With Lynn Comer's resignation from the Board, there will be an opening on the 1600 Hamilton Place Community Association Board of Directors. The position is voluntary and no reimbursement is provided. Hours are minimal, only a few hours per month. Interest in maintaining our community is required. If you're ready to get involved (and have some fun at the same time), let one of the current Board members or Bill Hubbard know by the August 9th Board Meeting.
- **Termite Info** - Let CMS Customer Service know if you see signs of termites along your baseboards or window sills (small translucent wings, mud trails, small black pepper droppings or holes in walls). Exterior locations will be evaluated by management for possible action as well.
- **Neighborhood Watch Signs** - If you weren't able to get a Neighborhood Watch sign at the community meeting last month, you may print a letter-size, color one directly from the June 2011 Newsletter on the HOA website. If you aren't able to print one, let Maryalice know at maryaliceheim@hotmail.com and she'll get a sign to you.
- **Welcome Wagon** - Welcome to Kelley and Matt. With their dog Tess, they moved into Ashmeade Court from San Diego last month. Also, welcome to Lori, Don and Maggie who recently moved into Huxley Court.

Monthly Parking Summary - June 2011

- WARNING Ticket - Resident in Guest Space - 1
 FINAL WARNING Ticket - Resident in Guest Space - 1
 TOW Ticket - Resident in Guest Space - 1
- 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 - 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 Medallion crew has reseeded some areas on Huxley and Foxhall needing attention. After review with the Board, the Committee has instructed Medallion to not ball or box the hedges, particularly the older legacy hedges remaining in the community.
- **Projects** - Bids are being refined and reviewed for the continuation of upgrade work to the Hamilton Place entrance off of Leigh Avenue on the Ashmeade Court side.
- **Long Term** - Sheba and Maryalice presented the Board with a comprehensive review of landscaping renovation work that has been completed over the past few years. The Board concurred that the planting bed upgrades should be continued, removing overgrown hedges and replacing them with more appropriate sized plants that are drought tolerant. Lewis Tree Service has made its first review of trees for work in the late Fall.

Satellite Dish Installation Guidelines (Proposed)

1. Dish must be located in a restricted common area (balcony or patio) **and must be installed to be as unobtrusive as possible.**
2. Dish may not be affixed to any building or fence surface. It must be attached to a free standing base or pole.
3. Size of the dish must not exceed 1 meter.
4. **The highest part of the dish** must not exceed the bottom of upper unit balcony (if being installed in a patio area) or **must be** lower than the roof line (if being installed on a balcony).
5. Cables must be installed in **as inconspicuous manner as possible and be** water-tight at the entry point into the unit and painted to match the surface on which they are affixed **within 30 days of installation.**
6. Resident is responsible for removing and reinstallation of dish if removal is necessary in order for the Association to address a maintenance item for the unit in the area of the dish.

Note: Proposed changes to the current satellite dish installation guidelines are shown in **bold font.**

Blackford School Construction



Have you noticed the heavy-duty construction going on at the Blackford School across Leigh Avenue? Rumor has it that they're increasing the size of the old school bus drop-off and pick-up area to include space for parents. Hopefully, this will reduce the congestion on Leigh during the morning drop-off and afternoon pick-up times. In addition, the old playground and playing field is being upgraded. The project will be completed before the start of the school year, making for a noisy and dusty summer, but the results can only improve the neighborhood in the long run.



Hope you had a safe and happy 4th of July celebration.

Thanks to Jay for tending the Foxhall flag.

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 - 7/21 & 8/18

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.