

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

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
(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, September 13,
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 meet-
ing is posted by the Clubhouse entry doors
and mailboxes four days prior to the meet-
ing date. Come join us!

Landscape Committee Meeting

Co-Chairs Maryalice Heim/Sheba Solomon

The next Landscape Committee meeting is
scheduled for **Wednesday, September 15,
2011, at 7:00 pm in the Clubhouse.**
Please submit any landscaping requests, in
writing, for the committee's consideration.

1600 Hamilton Place Architecture

When Broadmoor Homes designed 1600 Hamilton Place in 1981, it was recognized for design excellence at the Pacific Coast Builders Conference. The design of the so-called "Villages" brought together 298 individual units in 38 separate buildings with common architectural features that tie everything together into one cohesive neighborhood.

Nearly 30 years later, these design standards have been maintained as intended, retaining the village character of the community. The Board of Directors is responsible to maintain these architectural standards as specified in the Covenants, Conditions and Restrictions (CC&Rs). You can see these Architectural Guidelines on the HOA website.

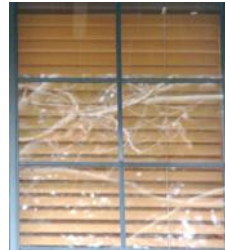
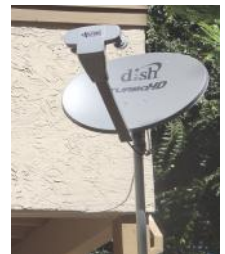
Included on the HOA website are specific guidelines for replacement of exterior lights, front doors, garage doors and windows. In addition, there are guidelines for screen doors, window coverings and satellite dish installations.

Individual guideline violations are handled by the Board, by means of a violation letter being sent to the homeowner to rectify the problem. The Board has requested the Architecture Committee to do a comprehensive review of the neighborhood for violations and to provide the Board with a detailed report for their review and handling.

The Committee will review all aspects of the Architecture standards for all 298 units, with primary emphasis on screen doors, exterior lights, window coverings and satellite dish installations. It is hoped that homeowners will take corrective action before receiving a violation letter from the Board of Directors.

- Screen doors - Aluminum screen doors are not permitted.
- Exterior lights - Brass light fixtures and flood lights are not permitted.
- Window coverings - All exterior surfaces must be white or off-white.
- Satellite dish installations - Dishes must be installed to be as unobtrusive as possible and must not be attached to any building surface in any way.

Here are some examples of violations that the Architecture Committee will be looking for on their upcoming walk-through (the pictures are best seen on the website):



**Homeowners are encouraged to take immediate corrective
action to be in compliance with the Architecture standards.**

HOA BIZ - What's Happening around Hamilton Place

- **Satellite Dish Installation Guidelines** - The Board has updated the satellite dish installation guidelines as shown to the right.
- **Board of Directors** - No replacement has been named as yet to fill the Board vacancy with President Lynn Comer's resignation. If you would like to be considered, please let one of the current Board members or Bill Hubbard know.
- **Need a handyman, pet sitter or home cleaner?** - Check the listing of service providers recommended by your neighbors on the HOA website. If you have something to add, email Ken at ksweezey@msn.com.
- **Balcony BBQ Reminder** - Please remember that only propane BBQ grills can be used on second story balconies. Charcoal grills are prohibited. This is a condition of our insurance policy and compliance is required.
- **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.
- **Neighborhood Watch Signs** - The Board is considering the installation of three Neighborhood Watch street signs at the two entrances into the community, two at the Leigh entrance and one at the Greylands entrance.
- **Bugbusters** - Call 408-262-1968 if you see any bug activity outside your unit. The HOA has a fixed contract and there's no charge to the resident.
- **Welcome Wagon** - Welcome to Karen on Huxley and Steven and Janice on Foxhall.

Monthly Parking Summary - July 2011

WARNING Ticket - Resident in Guest Space - 9
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 - 7
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 installed lawn drains on Foxhall and Huxley to eliminate excessive puddling from irrigation overspray. Medallion is also fine-tuning the irrigation clocks to ensure adequate coverage during the summer. It has also been reported that someone has been tampering with valves instead of alerting management to a problem.
- **Projects** - The upgrade work to the Hamilton Place entrance off of Leigh Avenue on the Ashmeade Court side is continuing.
- **Long Term** - The Committee is working with the Board to identify high profile areas in the community where overgrown hedges would be replaced with more appropriate size landscaping that requires less watering and is more drought tolerant. Lewis Tree Service has identified five trees for removal in the fall (four diseased plums on Foxhall and a dead pistache on Donovan).

www.1600hamiltonplace.org

Satellite Dish Installation Guidelines

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.

Hamilton Place Beautification - Did You Notice???



Have you noticed that there are over 50 old ugly cable boxes missing in the neighborhood? They weren't stolen, but rather removed by Comcast at the request of the Board.

With Comcast's new xfinity digital service for TV, Internet and telephone, the old analog trunk cables and their green connection boxes were no longer needed. The original equipment was installed 30 years ago and was a favorite target of graffiti artists and dogs.



Thanks to Comcast for working with us to get the boxes removed. The Medallion landscaping crew is now reseeded the affected areas.

THANKS COMCAST !

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 - 8/18 & 9/15

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 mailbox bulletin boards.

1600 Hamilton Place Community Association

Telephone Contacts

EMERGENCY

Police / Fire / Ambulance 911 or 277-8911

San Jose Police NON-Emergency 311 or 277-8900

San Jose Fire NON-Emergency 277-8950

Hamilton Place HOA Security (voicemail) 371-1715

Community Management Customer Service 559-1977

www.1600hamiltonplace.org