

# 1600 Hamilton Place Community Association HOA Newsletter

## Board of Directors

**Scott Smithwick**

President

**Nicole Marie**

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 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, January 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, January 18, 2011, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration.

## Happy Holidays to All!!

In the busy world we live in, it is sometimes difficult to slow down and appreciate the finer things in life. Our lives at 1600 Hamilton Place are better than most. We are very lucky to live in such a beautiful, clean and safe neighborhood.

The common space that we share with our neighbors often requires us to interact with our neighbors more than if we lived in single family homes. It is oftentimes a

delicate balance, requiring patience and understanding.

As you celebrate the Holiday Season, take time to wish your neighbors well. Exchange contact information so you can remain in touch, for personal and emergency purposes.

Value what we have and do what you can to foster a spirit of neighborliness.

## Meet Your Vice President - Nicole Marie

Nicole is a San Jose native and has lived at 1600 Hamilton Place since 2005. She works at a large e-commerce company in the Bay Area. Nicole holds a Bachelor's degree in Finance and an MBA in Organizational Leadership and Development. She is a practiced negotiator, project manager and auditor.

Nicole has been married for 10 years. Her husband has a Bachelor's degree in

Fine Arts and Animation and is a skilled 3D animator with credits in television, museum exhibits and video games.

Nicole is a mom to a one year old girl and an eight year old mini schnauzer. Her hobbies are reading, writing, golf, triathlons and wine tasting.

You'll find her running the Hamilton Place circle often or at a local winery sipping a Zinfandel!

## Super Holiday Social



Over 60 residents attended the Holiday Social at the clubhouse on Sunday, December 4th.

The event was hosted by Carl & Helen Middione, Ann Seckinger and Suzanne Selby.

The clubhouse was decorated for the holiday season and was filled with light-hearted conversation and holiday music. The fresh-cooked hors d'oeuvres and appetizers were especially nice, with appropriate condiments and breaded selections. The wine selection was bold, including a selection of mulled wine.

There were door prize raffles with some of the winners shown receiving their lucky winnings.



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

- **Street Repairs and Sealing** - The repairs to the Association streets is now scheduled for the Spring once the warmer weather returns.
- **Board of Directors** - Nicole Marie has been selected by the Board to fill the vacant Vice-President position.
- **Gutter Cleaning** - Four Seasons Roofing has completed the initial cleaning of the roofs, gutters and downspouts. The cleaning carries a "no clog" warranty until May 1, 2012. If you see that your downspout has become clogged after the initial cleaning, please contact CMS Customer Service at 559-1977 to provide the clog location.
- **Exterior Changes to Your Unit** - The HOA governing documents require that all changes to the exterior appearance of your unit must have prior approval from the Board of Directors. This means that anytime you want to change the exterior appearance of your unit, you must first provide a written request for approval to the Board describing, in detail, the proposed changes. Failure to do so may result in the Board requiring that you change the modification, at your expense. Check the HOA website.
- **Architecture Violations** - Violation letters will be sent out in January for window coverings, satellite dishes and bright brass lights/door hardware.
- **Councilmember Pierluigi Oliverio Website** - Check out the website for our District 6 at <http://www.sanjoseca.gov/district6/>. There's a lot of interesting information as well as useful links to other community services.
- **Welcome Wagon** - Welcome to Serina on Huxley.

## Monthly Parking Summary - November 2011

- WARNING Ticket - Resident in Guest Space - 4**  
**FINAL WARNING Ticket - Resident in Guest Space - 2**  
**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 - 1**  
**TOW Ticket - Resident over 24 hours in Open Space - 0**
- WARNING Ticket - Expired DMV Tags - 6**  
**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 and determines the guidelines that the Committee must adhere to in planning for landscaping maintenance and upgrade projects.

Two major projects have recently been completed, including the removal of mature hedges in 18 locations around the Hamilton Place loop that are most visible. They have been replaced by a variety of low-irrigation plantings that will not require as much annual maintenance work. The second project was the removal of five dead trees and their replacements. This tree work completes the scheduled portion of the 2011 tree maintenance plan that has been established with Lewis Tree Service.

The Committee continues to monitor the landscaping throughout the community, looking for areas needing immediate attention as well as prioritizing future project areas when the budget allows. Areas scheduled for work in the near future include the entrance off of Leigh Avenue and further hedge replacements in the most visible areas.

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

## 2012 Monthly HOA Assessments

All homeowners were mailed a copy of the 2012 Approved Budget in November. As stated by Treasurer Carl Middione in last month's Newsletter, the Board's objective was to keep monthly assessments as near to flat as possible. The assessments for 2012 are as follows (as compared to the assessments in 2010 and 2011):

- Plan A** (920 sf) \$337.96 ('10) to \$332.69 ('11) to **\$334.56**  
**Plan B** (1102 sf) \$351.59 ('10) to \$346.96 ('11) to **\$349.61**  
**Plan C** (1366 sf) \$371.37 ('10) to \$367.67 ('11) to **\$371.45**  
**Plan D** (1572 sf) \$386.80 ('10) to \$383.83 ('11) to **\$388.49**  
**Plan E** (1512 sf) \$382.30 ('10) to \$379.13 ('11) to **\$383.53**  
**Plan F** (982 sf) \$342.60 ('10) to \$337.55 ('11) to **\$339.68**

The new assessment amount will be reflected in your January Statement. Please ensure to adjust your payment accordingly (check or auto payment through your bank).



## Board of Directors Elections in March 2012

There are two Board positions up for election in March. Current Board members Ken Sweezey and Scott Smithwick are at the end of their two-year terms and it may be your opportunity to get more involved in our community. If you are interested in running for one of these positions, please let Bill Hubbard know by January 9th or attend the January 10th Board Meeting.

## Holiday Decorations

The Board of Directors would like to remind all residents that exterior holiday decorations and lights are welcome, however please make sure that all decorations are removed by no later than January 15th. The Board thanks you for your cooperation and wishes all residents of 1600 Hamilton Place a very Happy Holiday Season and healthy New Year.

You may dispose of your Christmas tree in one of the designated areas on Hamilton Place for the regular City pickup on Wednesday morning. Please do not discard your tree or other green waste until after the weekend. All ornaments and stands must be removed. Thanks!

## SCAM ALERT !!!

We have again become aware of an official looking document that is being sent to some residents that warns of the expense of maintaining and repairing exterior water lines within our complex. The sales pitch is to purchase "water line insurance protection". Please be aware that the HOA is responsible for all exterior utilities, including water, gas, electric and sewers. The expense of any such repairs is borne by the HOA and is included in the HOA budget. Hence, it is included in the monthly assessment paid by all owners.

## 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 - 12/15 & 1/19

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 mailbox bulletin boards.