

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

1600 Hamilton Place State of the Association

As the new year begins, I want to take this opportunity to give you a brief summary of what your Board has accomplished this past year and what is coming up for 2012. This past year has been a successful one on many fronts. Despite the down economy, the Association remains financially healthy under close oversight by our Treasurer, Carl Middione. Our dedicated Landscape Committee volunteers were busy all year on renovation projects and ongoing maintenance issues throughout the complex. The Architecture Committee has recently been more active ensuring that we remain true to the CC&Rs that govern us.

One recurring issue of concern is the major gas line repairs we've seen on Huxley, Greenwich and Ashmeade over the past few years. Given the age of the complex and the invasive roots of many 30-

year old trees, this is not uncommon. The Board is doing everything we can to economically and efficiently address them.

For 2012, there are several projects scheduled that will significantly improve our amenities. Among them are the renovation of the decks and restrooms at both pools. These items have been planned for some time and are a part of our regular maintenance and upgrade program. The Landscape Committee will continue to improve our aging plantings as well as improving our irrigation efficiency to save money on our water bills, not to mention helping to conserve a precious resource.

We invite you to be active in your community and attend the Open Forum before the monthly Board Meetings in the clubhouse. Let us know what you care about!

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, February 14, 2012 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, February 15, 2012, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration.

Landscaping Upgrades

Have you seen the new planting beds around the Hamilton Place loop? The last major 2011 project for the Landscape Committee was to replace 18 sections of mature shrubs with more attractive arrangements of smaller shrubs that will require less maintenance in the future. Renovation work will continue in high visibility and trafficked areas.

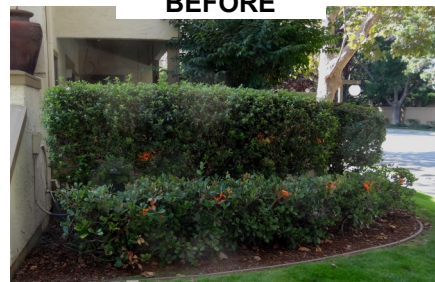
Thanks to Maryalice and Sheba for working with Tim and Maxine from Medallion Landscaping to get it accomplished. Great job!



BEFORE



AFTER



HOA BIZ - What's Happening around Hamilton Place

- **Gutter Cleaning** - Four Seasons Roofing has completed the second scheduled cleaning of the roofs, gutters and downspouts. The cleaning carries a "no clog" warranty until May 1, 2012. If you see that one of your gutters or downspouts becomes clogged, please contact CMS Customer Service at 559-1977 to provide the clog location.
- **2012 Monthly HOA Assessments** - Please ensure you've adjusted your monthly assessment payment to CMS as follows:

Plan A (920sf)	\$334.56
Plan B (1102sf)	\$349.61
Plan C (1366sf)	\$371.45
Plan D (1572sf)	\$388.49
Plan E (1512sf)	\$383.53
Plan F (982sf)	\$339.68
- **Holiday Decorations** - All exterior decorations should now be removed.
- **GO GREEN - eBills Available from CMS!** Get your Community Management Services monthly billing statement and the Newsletter via email. Contact Rosie Bernal at rbernal@communitymanagement.com or 408-559-1977 x137 to get it setup.
- **Budget Planning** - Along with making your New Year's resolutions, preparing a family budget is a worthy consideration at the beginning of the new year. Every family should have one to properly track income and expenses. If you'd like to try out a form that Treasurer Carl Middione has developed, please contact Carl at cwstax@aol.com.

Reminder

Payment is due by the 15th of the month or a 10% late fee is assessed to your account.

Monthly Parking Summary - December 2011

- WARNING Ticket - Resident in Guest Space - 0**
FINAL WARNING Ticket - Resident in Guest Space - 0
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 - 0
TOW Ticket - Resident over 24 hours in Open Space - 0
- WARNING Ticket - Expired DMV Tags - 2**
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 focus of the Medallion landscaping crew is the removal of leaves. For safety reasons, they first work to keep the sidewalks clear of leaves and other natural debris and, as time permits, they clean out the planting beds and other areas. Now that the gas line repairs have been completed on Ashmeade, the planting beds will be put back together, including the irrigation system and hardscape.

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



Homeowner Insurance

All owners/residents should carry an HO-6 Condo Insurance Policy to cover the \$10,000 deductible on the Community Association's master insurance policy as well as to protect their personal property (furniture, appliances, A/C equipment, etc) and any inside damage event (fire, water leak, etc) not covered by the Association.

Another valuable coverage is Loss Assessment coverage that may occur if and when owners are assessed a special amount to cover losses which the Association is not able to cover.

The cost of an HO-6 policy is only a few hundred dollars per year. This cost is kept low because of the fact that the Association carries major overall insurance. Coverage is available through any insurance broker including your auto insurance company. We highly recommend this policy as an inexpensive way to protect your investment in your own personal property. Banks require an HO-6 insurance policy as part of their mortgage requirements, so please make sure you have one and it is periodically updated to reflect current values.

Board of Directors Elections in March 2012

There are two Board positions up for election in March. Current Board members Scott Smithwick and Ken Sweezey are at the end of their two-year terms. A Board of Directors election packet will be mailed to all homeowners within the next 2-3 weeks. Please follow the voting instructions in the packet and submit your secret ballot no later than 5pm on March 12th.



PLEASE VOTE!

Note: The Community Association Annual Meeting is on Tuesday, March 13th at 6:30 pm in the Clubhouse.

Master and Earthquake Insurance Renewal

The master and earthquake insurance packages will renew on March 24th. Additional information regarding the renewal rates and levels of coverage will be included in the April Newsletter. The Association typically borrows money from the reserves to pay off the annual premiums for the insurance package at the time of the renewal and then pays back the reserves by the end of the fiscal year.

Keep Association Records Current and Accurate

To keep the Association homeowner records up-to-date, any new owners or name changes (for example, adding someone to the title, putting the title into a trust, etc.) and telephone numbers should be promptly reported to the Community Management office to keep the records up-to-date.

This is important in case you need to be reached in an emergency.

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 - 1/19 & 2/16

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.