

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

Scott Smithwick
President
Nicole Marie
Vice President
Ken Sweezey
Secretary/Treasurer
Carl Middione
Assistant Treasurer
Brian Finerty
Director

Community Management Services

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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, April 10, 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 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, April 18, 2012,
at 7:00 pm in the Clubhouse.** Please
submit any landscaping requests, in writing,
for the committee's consideration.

1600 Hamilton Place Real Estate

According to published Mercury News
Real Estate Transaction records, there
were 10 units sold last year in the 1600
Hamilton Place Community Association.
The average sales price was \$409,850.
Both the 2011 number and price were
down from 2010 when 12 units were sold,
averaging \$416,458.

Since 23 sales were recorded in 2006,
sales have decreased to an average of 10
a year, a 57% reduction. The average
sales price in 2006 was \$534,022 when
the 23 sales were recorded. The average
price has decreased steadily to the current
level of \$409,850, a 23% reduction.

Since 2006, the highest reported sale
price was \$640,000 for a Greenwich Court
unit in 2008. The lowest reported sale
price was \$325,000 for a Foxhall Loop unit
in 2011.

Note: All real estate sales data is avail-
able in the Mercury News Real Estate sec-
tion (delivered on Saturday) or at
www.mercurynews.com/real-estate.

There were 5-6 units for sale during
February and March, perhaps indicating
the market is ready for a Spring rebound.

With the extensive landscape renewal
projects that have been completed over
the past few years, the springtime growth

will show the
neighborhood at its
best. The other two
condo communities
that make up Ham-
ilton Place
(Hamilton Cottages
and Hamilton Cor-
ners) have also
been active in up-
grading planting
beds and tree trimming.

Individual unit owners can help make
the neighborhood look its best by keeping
their visible patio area looking its best. If
you need tree trimming services, you can
contact the HOA tree contractor, Lewis
Trees at 831-476-1200.

Remember, if you're planning on a
springtime renovation to your entry area or
patio, please check the Architectural
Guidelines on the 1600 Hamilton Place
website. In addition to patio work, you'll
find guidelines for screen doors, front
doors, exterior lights and window cover-
ings. 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 com-
pliance.



Annual Meeting of Members

We had a lively Annual Meeting on
March 13th in the Clubhouse. There were
about 10 homeowners present enjoying
the Committee reports and light beverage
refreshments.

President Scott Smithwick kicked off the
Annual Meeting promptly at 6:30pm, giving
his State of the Community report. Scott
recapped some of the many gains and
challenges over the past year, highlighting
the work of the Landscape and Architec-
ture Committees. He also thanked the
Board members for volunteering their time
and energy to the Community.

Treasurer Carl Middione gave a brief
financial report, summarizing last year's

performance, ending the year with a posi-
tive variance to budget of \$16,273.

Landscape Committee Co-Chairs,
Maryalice Heim and Sheba Solomon gave
a brief overview of the major landscaping
projects that were completed last year and
that are planned for 2012.

Architecture Committee member Ken
Sweezey recapped the progress that has
been made in updating the architecture
standards and ensuring that everyone is in
compliance.

The Open Forum followed after the
Annual Meeting and topics of discussion
included landscaping and architectural
standards.

HOA BIZ - What's Happening around Hamilton Place

- **Board of Director's Election Results** - Scott Smithwick (93 votes) and Ken Sweezy (104 votes) have been re-elected to the Board. The new positions for the Board Members are shown on page 1. The IRS Resolution for 2012 passed (110 votes for and 3 opposed).
- **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.
- **Insurance Coverage** - The HOA insurance coverage renews on March 24, 2012. It may be necessary for the Board to borrow some funds from reserves to help cover the premium. It will be repaid prior to year-end.
- **Architecture Violations** - Thanks again to the many residents who have corrected violations brought to their attention over the past few months. The Architecture Committee appreciates the prompt response and will continue to monitor the situation to ensure violations are corrected.
- **Bugbusters** - Call Harold at 408-262-1968 if you see any bug activity outside your unit. This is the time of year when small black ants come out of their underground nests to warm themselves in the sun on the edge of a sidewalk. Call Bugbusters and leave him a message with the location. The HOA has a fixed contract and there's no charge to the resident.
- **Community Social** - Save the date of Sunday, June 3rd, for the next Community Social at the Clubhouse.

Monthly Parking Summary - February 2012

- WARNING Ticket - Resident in Guest Space - 6**
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 - 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 work is on completing the hard pruning of shrubbery as well as tipping back some of the other hedges in the complex. The Committee is working with the Board to determine priority areas for mature hedge replacement as well as the replacement of smaller turf areas. Further work is planned for the main entrance off of Leigh Avenue and the three plum trees near the entrance.

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.

www.1600hamiltonplace.org



Street Repairs and Sealing

Pavement and storm drain repairs have been completed for the interior streets within the community. The work is scheduled every four years and is included in the Reserve funding for capital improvements.



In the spring when the weather warms up, major cracks in the pavement will be filled and all streets will be sealcoated and repainted for parking spaces and curbs. Notices will be posted on bulletin boards advising residents of work plan.

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.

Neighborhood Watch Signs

You can print a letter-size Neighborhood Watch sign in color from the June 2011 Newsletter on the HOA website at www.1600hamiltonplace.org.



Fence Maintenance Guidelines

In order to help prevent damage to the wood fences in the patio areas, the following guidelines should be followed:

- Vines and shrubs should not come into contact with any of the patio fences.
- No trellises or other objects may be attached to the patio fences.
- No planters or dirt may come into contact with the patio fences.
- No item may be placed on top of the patio fence caps.
- Irrigation should be installed in a manner that does not result in irrigation water hitting the building surfaces or patio fences.
- There must be enough clearance between the buildings/fences and any shrubs/trees to allow access for any needed maintenance.

Quiet Please

With the close living conditions in our community, the CC&Rs dictate that excessive noise be limited, particularly between the hours of 10pm to 8am. But more importantly, residents are encouraged to be good neighbors and monitor their noise levels out of respect for others.



Hamilton Place Street Sweeping - 3/15 & 4/19

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.