

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

Scott Smithwick

President

Nicole Marie

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Ken Sweezey

Secretary/Treasurer

Carl Middione

Assistant 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, June 12, 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, June 20, 2012, at 7:00 pm in the Clubhouse**. Please submit any landscaping requests, in writing, for the committee's consideration.

Neighborhood Watch Update

It's been about a year since we had our Neighborhood Watch kickoff meeting in the clubhouse with about 60 residents in attendance. Since then, Neighborhood Watch signs have become more visible throughout the community and, from all accounts, many residents have increased their awareness by keeping their eyes and ears open for any suspicious activity.

Over the past month, our HOA Security office received a number of calls reporting a suspicious individual in the area. In addition, there were reports that there was a shopping cart full of stuff



seen in different areas around the complex. Our Security officers kept a lookout for the cart and the individual, following leads left by residents on the HOA Security office voicemail.

The break in the case came in late April when the shopping cart was observed by a concerned resident near the Foxhall pool and she promptly reported it to the HOA Security office. One of our Security officers found the individual sleeping on the Foxhall tennis court a few hours later. A check of the individual's identification was accomplished and he has moved along.

Other than this vagrant, there have been very few reports in any of the three condominium complexes that make up the 1600 Hamilton Place community. Fortunately, the burglary attempts and car break-ins that we experienced a few years ago have subsided.

Nonetheless, there are things that you can do to protect your property and family. First of all, start thinking like a burglar! Look around your unit through the eyes of a burglar. A sliding patio door that is hidden behind your fence and can be jimmied or pried up off the track is an easy entry for



an eager burglar. There are many ways to secure a patio door, including stop bars and frame pins.

Burglars are most likely not going to risk making noise by breaking glass. Instead, they'll look for a quieter way to gain entrance, an unlocked window or a garage door left open make it easy for a quick burglar. They only need a few minutes to riffle through your belongings. They're looking for

smaller items such as jewelry, electronics and memorabilia. They're not going to risk being seen carrying your large screen TV out the front door.

People pursuing a career in residential burglaries know their craft and have an alibi ready if you catch them inside your patio or looking through a window. They'll tell you anything to try to allay your fears and make a graceful escape. They'll tell you they are looking for their friend or that they just wanted a drink of water from your hose and didn't want to bother anybody. Don't believe them, tell them to leave and close/lock your door. If necessary, make some noise (burglars don't like noise).

If you feel threatened, call **911** (or 408-277-8911) for police assistance. To report something to the police after the fact, call **311** (or 408-277-8900).

When you are able, call our HOA Security office voicemail (**408-371-1715**) to leave a report for our officers.

Neighborhood Watch works. If you need a sign for your window, you can print a letter-size copy in color from the June 2011 Newsletter on the HOA website.

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

HOA BIZ - What's Happening around Hamilton Place

- **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.
- **Annual Spring Fling** - Come and meet your neighbors and Board members at the Annual Spring Fling on Sunday, June 3rd, from 2pm to 5pm at the Clubhouse. There will be wine, light refreshments, appetizers and a raffle. We need a few volunteers to step forward to help. Call Carl at 408-482-5060. Flyers will be posted at all mailbox locations.
- **Recommended Service Provider Listing** - Check out the recommended Service Provider listing on the HOA website. It's a compilation of vendors and contractors recommended by the Board or a resident of the complex. The listing is open for additions. If you have someone to recommend, provide the appropriate information to Ken at ksweezey@msn.com.
- **Bugbusters Service Available** - This is the time of the year when small black ants come out of their nests to look for moisture and food. Harold from Bugbusters will take care of them **at no cost to you**. When you see a pile of ants on a sidewalk or driveway, call him at 408-262-1968. Once they multiply, it's only a matter of time before they get into your house.
- **Screen Door Availability** - The Architecture Committee is aware that the HOA-approved wood screen doors (Monterey and Yorktown by Columbia) are no longer available at OSH, Home Depot and Lowes. The Screen Shop still has approved wood screen doors in stock. The Committee is looking for additional sources and other doors to approve for installation.
- **Welcome Wagon** - Welcome to Sarah & Travis on Foxhall, Adam on Greenwich and Ann on Huxley.

Monthly Parking Summary - April 2012

WARNING Ticket - Resident in Guest Space - 1
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 - 0
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 and determines the guidelines that must be adhered to for landscaping maintenance and upgrade projects.

The current focus of work is on completing the hard pruning of shrubbery as well as removal of liquid amber seed pods. The first phase of a 3 year plan for mature hedge replacements along Leigh Avenue has been completed. The Ashmeade gas trench repairs have been completed. The Committee is working with Lewis Tree Service to develop a multi-year plan for the removal of problematic and/or diseased trees, including a plan for replacements.

The Committee continues to monitor the landscaping and one significant issue is the loss of plants due to dog owner's failure to prevent their dogs from urinating on shrubbery. Dog owners, please control your dog.

www.1600hamiltonplace.org



Pool and Spa Health Concerns

The pools have been heated since May 1st and it's time for the annual reminder of keeping our pools and spa safe and healthy for everyone.

- Parents, you can help to keep the pool clean. Make regular bathroom breaks a part of your kid's time at the pool. Teach kids not to relieve themselves in the pool. Also, check swim diapers often. Waiting to hear "I have to go" may mean that it's too late. If possible, please change diapers in the bathroom and not at poolside.
- To avoid getting sick from recreational water illnesses, teach your children not to swallow pool water and to avoid getting water in their mouths.
- To keep germs, dirt and sweat out of the water and protect the health of other swimmers, please shower before using the pool. Parents, please teach your children to wash their hands thoroughly with soap and water after using the pool restrooms. Never allow your kids in the pool when they have diarrhea.



The Board is currently developing renovation plans for the restrooms in our two pools. Bids have been received and the work will probably be done in the Fall.

Be safe and have fun - it's almost SUMMER!

Springtime Patio/Balcony Cleanup

Many residents are using the beautiful spring weather as an opportunity to clean up their patio and/or balcony. Before you begin, please check the HOA website for information regarding patio guidelines including fences, screen doors, lights and door hardware.



When you cleanup your patio landscaping, please hold your green waste until the regular City pickup on Wednesday morning.

Please do not put it in the dumpsters or out on the curb early where we all have to look at it and have the wind blow it around. Residents should

hold their green waste on their patio or balcony until Tuesday. Also, green waste do not include dog poop bags.

Please help keep our neighborhood looking good!

Real Estate Sales - April 2012

Two 1600 Hamilton Place sales were reported in the Mercury News Real Estate section:

- 1833 Ashmeade Court (1071 sf) - \$413,500 (4/4/12)
- 2071 Foxhall Loop (1004 sf) - \$419,000 (4/10/12)

Resident Open Forum at 6:30 pm in Clubhouse

Your Board is working in many areas to maintain and improve our community. 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 before the Board Meeting. Regular topics include security, landscaping, parking, architecture and maintenance.

Hamilton Place Street Sweeping - 5/17 & 6/21

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.