

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

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

Spring Fling Social

Over forty 1600 Hamilton Place residents attended the Spring Fling Social at the Clubhouse on Sunday, June 3rd. The event was hosted by Board Treasurer Carl and Helen Middione, residents Ann Seckinger and Suzie Selby.

There was a wide array of fresh-cooked

hors d'oeuvres and appetizers, served with appropriate condiments and breaded selections. There was a full selection of wines. A great party with great neighbors.

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



Carl & raffle winner Joyce



Raffle winner Greg, Ann & Carl



Hosts Ann, Suzie, Carl & Helen

Interior Street Resurfacing/Painting

Pavement and storm drain repairs have been completed on the five interior streets within the community. The work is scheduled every four years and is included in the

Reserve funding for capital improvements.

Work during the fall consisted of removing and replacing areas of failed pavement, installing concrete aprons around



drains and a telephone box as well as concrete valley gutter work.

Work during the spring included major crack sealing, overall sealcoating and painting for parking spaces and curbs.

Thanks to Mike at Pacific Resurfacing.

HOA BIZ - What's Happening around Hamilton Place

- **Board Opening** - Nicole has given notice that she is resigning her Board position due to moving. Let Bill or one of the current Board members know before July 10th if you're interested to be considered for the remaining 9 months of her term ending March 2013. Thanks to Nicole!
- **Architecture Violations** - Thanks again to the many residents who have corrected violations brought to their attention over the past few months. Compliance is over 90% in correcting violations in the designated timeframe. The Architecture Committee will continue to review all violations until they are corrected.
- **Bugbusters** - Call Harold at Bugbusters at 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.
- **Screen Door Availability** - The HOA-approved wood screen doors made by Columbia Manufacturing (Monterey and Yorktown) are no longer available locally. The same style doors (called Woodsman and Alhambra by Superior Products) are available online from Ace Hardware with delivery to your local store for pickup. The Screen Shop at 601 Hamline Street in San Jose near the airport still has HOA-approved wood screen doors from Coppa in stock. They are offering a special deal for Hamilton Place residents. You can call The Screen Shop at 408-295-7384 for more information. They can also handle the delivery and installation for you. HOA-approved retractable screen doors from The Screen Shop are still available as listed. The HOA website will be updated soon.
- **Free Car Wash** - There are two free cash wash areas in the complex, one on Greenwich and one on Foxhall. It is a HOA violation to wash vehicles on the interior streets by the garages or parking areas. Also, please rinse down the car wash areas after use to clean up dirt or soap residue.

Water Wins AGAIN!!

Here's what happened to a Huxley Court homeowner when the water pipe going into the unit sprung a leak under the flag stone that had been installed in the patio. The HOA plumbing contractor repaired the pipe after digging down over 4 feet. They had to use jack hammers to break up the flagstones and the 6" thick concrete base.



The cost of replacement and inconvenience to the homeowner was significant and could have been avoided by having the patio covered with removable materials such as pavers, bricks, decking or flag stones laid on a sand base. The HOA CC&Rs reserves the right for the HOA to access the utility lines (water, sewer, gas, electric) in restricted common areas such as a patio. The cost of replacement is borne by the homeowner.

Monthly Parking Summary - May 2012

- WARNING Ticket - Resident in Guest Space - 5
- 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 - 5
- 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.

With the shrubbery hard pruning complete, the current focus of work is on weed removal and cleaning up landscaping beds in preparation for mulching, dead heading and basic trimming/tipping back to keep up with spring growth. The Committee is finalizing the plan for tree trimming, removals and replacements in the fall. The investigation continues to determine what sort of animal is digging in the planting bed by the Foxhall tennis court.

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.

Hamilton Place Security Report - May 2012

Over the past month, the following incidents were reported to or observed by Hamilton Place security:

- Vehicle Burglaries/Vandalism 2
 - Residence Intrusion 0
 - Dumpster Divers 3
 - Transients in Area 5
 - Resident Issues 1
 - Other 0
- Total Incidents 11**

In the event of an emergency, call 911 for San Jose Police. Report any incident after the fact to the Hamilton Place Security office (voicemail). **Neighborhood Watch works!**

Real Estate Sales - May 2012

Two 1600 Hamilton Place sale was reported in the Mercury News Real Estate section during May:

- 1306 Greenwich Court (1622 SF) - \$540,000 (4/24/12)
- 1958 Foxhall Loop (1071 SF) - \$430,000 (5/10/12)

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 - 6/12 & 7/19

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.

www.1600hamiltonplace.org

