

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

Scott Smithwick

President

Vacant

Vice President

Ken Sweezey

Secretary/Treasurer

Carl Middione

Assistant Treasurer

Brian Finerty

Director

Spring Has Sprung

The spring rains and mild temperatures have done their magic in the Hamilton Place community with a burst of greenery and colors. The 30-year old hedges and ivy have been replaced in many areas with multi-level plantings that provide variation and flowers for all of us to enjoy.



Maryalice and Sheba take their roles as Co-Chairs of the Landscape Committee very seriously and, together with the crew from Medallion Landscaping, they have transformed the look of our community.

Some flowering bushes have already displayed their brilliant colors and the many different varieties of agapantha are in bloom now. Hopefully, you appreciate the natural beauty of our neighborhood as it continues to evolve. **Thanks to Sheba, Maryalice and Tim!**

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, August 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!



Hamilton Place Curb Painting

San Jose Department of Transportation workers recently repainted all of the curbs on Hamilton Place loop. After the recent pavement work and painting done of the Association interior streets, it was apparent painting was needed on Hamilton Place as well.

Thanks DOT, great job!

Landscape Committee Meeting

Co-Chairs Maryalice Heim/Sheba Solomon

The next Landscape Committee meeting is scheduled for **Wednesday, August 15, 2012, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration.



HOA BIZ - What's Happening around Hamilton Place

- **Baby Smithwick Arrives** - Board President Scott and his wife Jana welcomed the arrival of Samantha Lynn on June 30th. Samantha and her Mother are doing fine. Congratulations to the Smithwick family.
- **Board Opening** - The Board has selected Jeff Davis to complete the remaining 9 months of Nicole Marie's term ending March 2013. Jeff and his wife Becky live on Huxley Court. He is looking forward to volunteering his time and energy to help make the 1600 Hamilton Place community all it can be. Thanks again to Nicole for her service!
- **Want to get rid of Junk Mail?** - Signup for free on the City of San Jose website at <https://sanjose.catalogchoice.org>. It takes about five minutes to signup and list the three most common junk mail circulars that end up in your mailbox every week - Pennysaver, Redplum and Valpak. You don't have to put in any account name or number and you can list other items and catalogs very quickly. Fast and easy.
- **Green Waste Pickup** - Green waste is picked up early on Wednesday morning. Please do not put your green waste out early so that it doesn't get blown away and everyone else doesn't have to look at it.
- **Recycling Info** - We all know that proper recycling helps us all. San Jose has classified the items to be recycled into six categories: cans & cartons, paper & cardboard, scrap metals, glass, plastics and textiles. Household hazardous waste and wood should never be put in the white recycling bins. A full list of recyclable items is attached on page 3.
- **Tennis Court Rules** - The Board is proposing an update to the Tennis Court Rules as shown on page 4. Items proposed for change are shown in **bold**. Please get your comments to the Board via Bill Hubbard or come to the August 14th Open Forum.
- **Welcome Wagon** - Welcome to Giselle on Ashmeade and Michael & Suzanne on Foxhall.

Monthly Parking Summary - June 2012

WARNING Ticket - Resident in Guest Space - 4
 FINAL WARNING Ticket - Resident in Guest Space - 1
 TOW Ticket - Resident in Guest Space - 0

WARNING Ticket - Resident over 24 hours in Open Space - 1
 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 - 3
 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.

www.1600hamiltonplace.org



Architecture Update

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.

The bulk of the remaining violations are associated with window coverings, door hardware and exterior lights. As a reminder, **all** window coverings must have a white or off-white exterior. **All** visible door hardware (knobs, locks, hinges, etc.) must be the original antique brass or black. **All** exterior lights must be the original antique brass or black (flood/spot lights are not permitted).

The HOA website has been updated with the new screen door information. The approved wood screen doors are very similar to the previously approved doors and are available online from Ace Hardware with delivery to their local store for pickup. The Screen Shop near the San Jose airport also has HOA-approved wood screen doors available and offers a discount for Hamilton Place residents. Call 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 governing documents require that all changes to the exterior appearance of your unit must have prior approval from the Board of Directors. Failure to do so may result in the Board requiring that you change the modification, at your expense. Check the HOA website for more info.

Hamilton Place Security Report - June 2012

The following incidents were reported to or observed by Hamilton Place security:

• Vehicle Burglaries/Vandalism	1
• Residence Intrusion	1
• Dumpster Divers	0
• Transients in Area	1
• Resident Issues	0
• Suspicious Persons	3
• Vacation Checks	4
• Other	3
Total Incidents	13

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 - June 2012

Sales at 1600 Hamilton Place as reported in the Mercury News Real Estate section during June:

- 1360 Greenwich Court (970 SF) - \$303,500 (5/23/12)
- 1818 Ashmeade Court (14445 SF) - \$405,000 (6/1/12)

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 - 7/19 & 8/16

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.

What to Recycle



Remember to:

1. Empty and rinse all containers.
2. Flatten cartons and boxes, and place them inside your cart.
3. Secure shredded paper and textiles inside a clear plastic bag.

CANS & CARTONS



Beverage cartons and boxes (e.g., juice, milk, cream)

Tin, aluminum, and steel cans and lids:

Food and beverage cans (e.g., soda, tuna, soup, pet food)

Aerosol cans (empty)

GLASS



Brown, clear, and green glass bottles and jars

Food and beverage containers (e.g., soda, wine, mayonnaise)

PAPER & CARDBOARD



Cardboard, shoe boxes, cereal and cracker boxes (remove liners)

Catalogs, magazines, newspapers, telephone books

Egg cartons

Gift wrap (no metallic/foil)

Mail, envelopes, advertisements (gloss and plastic windows OK)

Office paper (e.g., construction and printer paper)

Paper shopping bags

PLASTICS



ONLY items labeled with the numbers 1-7 inside a triangle, such as:

♻️ Soda, water, mouthwash, and mustard containers

♻️ Detergent, shampoo, and spray bottles; flower pots; milk jugs; yogurt and butter tubs

♻️ PVC pipe

♻️ Squeezable bottles (e.g., honey)

♻️ Medicine bottles

♻️ Compact disc cases

♻️ Large reusable water bottles, juice jugs

Return plastic bags to grocery store for recycling. Polystyrene foam goes in garbage cart.

SCRAP METALS



Aluminum foil (clean)

Appliances, small metal (e.g., toaster, waffle iron, blender)

Keys

Metal lids and caps from glass bottles

Paint cans (let paint dry out, then remove and place in garbage cart)

Pots and pans, metal

TEXTILES



Clean cotton, linen, polyester, rayon and wool fabrics (blankets, sheets, clothes)



Household Hazardous Waste (HHW)

Pesticides, fertilizers, batteries, pool chemicals, syringes, and fluorescent light bulbs are among the items that CANNOT be safely disposed of in garbage or recycling carts. For a free drop-off appointment, call the County's Household Hazardous Waste Program at (408) 299-7300 or visit www.hhw.org

1600 Hamilton Place Community Association

Tennis Court Rules

1. Court hours are from **8:00 am to 8:30 pm** daily.
2. Court use is limited to "Village" residents and their guests only. Guests are allowed to play only when a "Village" resident is playing with them.
3. The courts are for open play and will be used on a "first come, first served" basis.

EXCEPTION: One of the two courts may periodically be reserved for an open tournament among Village residents, or a tennis social among our residents and guests. At least ten (10) days prior notice to the date of the tournament or social function must be given to the **Association Manager**. Signs will be posted on the courts to alert Community Association members at least one week prior to any tournaments.

4. Tennis shoes **MUST BE WORN** on the courts at all times. **NO EXCEPTIONS.**
5. Tennis courts will be used for tennis play only. No other activities (bicycles, skateboards, rollerskates, etc.) will be permitted.
6. When people are waiting, the following playing time limits are imposed:
 - a. A playing time of one (1) hour for singles and one and one fourth (1 ¼) hours for doubles, or two sets, whichever comes first.

EXCEPTION: When playing in a tournament open to all Village residents, three sets (if necessary) may be played to determine the match winner. Tie breaker rules are to be observed if any set ties at 6-6.

-- OR --

- b. Thirty (30) minutes rallying or practice time. Note: A maximum of five (5) minutes warm-up time will be allowed.
7. No food or drinks in glass containers will be permitted on the tennis courts.
 8. No pets allowed in the tennis court areas.
 9. Courts will be closed periodically for cleaning.
 10. Leave the court in a clean condition. Remove and properly dispose of all litter.
 11. Always use "guards" for metal racquets to prevent dents and scratches on the court.
 12. **No ball machines or any other mechanical tennis device permitted.**
 13. Residents are encouraged to report any rule violations to the **Association Manager** or bring it up for discussion **in the Open Forum at the Board of Directors meeting on the second Tuesday of each month at 6:30 pm.**