

1600 Hamilton Place Community Association HOA Newsletter

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Kikuyu Grass Removal Project

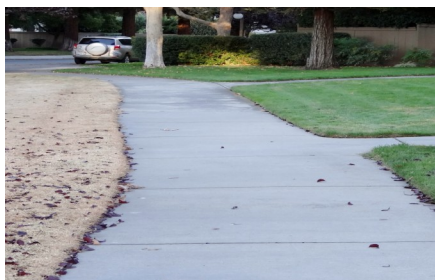
Have you noticed the two dead patches of grass in the neighborhood? One is on Greenwich along Leigh Avenue and the other is on Huxley on the loop. The Landscape Committee identified the areas for eradication of the kikuyu grass that has invaded the space. Medallion Landscaping has begun the process of removing the kikuyu by applying a herbicide to kill it. The photo below shows a dead section of kikuyu on the left, compared to healthy grass on the right. Over the next month, Medallion will remove the dead kikuyu, treat the area and reseed.



Kikuyu grass is a perennial lawn grass that sends out runners under and above the ground (rhizomes & stolons). It is very fast growing and eventually chokes out the desired grass and everything else in its path. In time, it will take over the complex.

Kikuyu is considered a noxious weed and is prohibited for use in most areas. Unfortunately, it was brought into California in 1919 for use as erosion control because it is fast growing and produces a very thick mat. In sunny areas, this super-weed can grow up to an inch a day.

Other areas in the community will be slated for treatment in the coming years. Thanks to Sheba and Maryalice for their leadership on this important project.



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, October 9, 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, October 17, 2012, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration.

As seen in the attachment to last month's Newsletter, 1600 Hamilton Place Homeowners Association has moved their bank account from Comerica Bank to

**Focus Business Bank
PO Box 11036
San Jose, CA 95103**



- If you have setup your bank to send a check, advise them of the **new address above.**
- If you had automatic payments with Comerica, print the attached Focus Business Bank form on page 3 of this Newsletter, complete and mail it to the **new address above.**

Please do one of the following:

- If you mail a check, mail it to the **new address above.**

If you pay monthly HOA dues, you must use the **new address above** in order to get your payment credited to your account.

Who You Gonna Call?

Make note of the emergency numbers to the right. You can cut it out for future reference or you can pickup a business card-size magnet at the Board of Directors Meeting at 6:30pm in the Clubhouse on the 2nd Tuesday each month.

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

- **Clubhouse Use Agreement** - The Board has approved the update to the Clubhouse Use Agreement as shown on pages 3-4 of August Newsletter.
- **Gutter Cleaning** - The HOA has arranged to have the gutters and downspouts cleaned by Four Seasons Roofing in late October or early November, weather permitting, as well as in early January 2013. Please follow the instructions on the notices that will be posted the week prior to the start of the project. The cleaning includes the downspouts from the rear balconies, so if you have a downstairs unit with a patio into which one of these downspouts empties, Four Seasons Roofing may be accessing your patio to clean this pipe so it is recommended that you remove all personal property from the downspout area during this time. The cleaning carries a "no clog" warranty until May 1, 2013. If you see that your downspout has become clogged after the initial cleaning, please contact the CMS Customer Service during normal business hours and they will arrange for Four Seasons Roofing to address the problem.
- **No Political Signs in the Common Area** - Although the Board encourages everyone to get involved in the election process, the rules prohibit the placing of any political signs out in the common area. The Board thanks everyone for adhering to this policy.
- **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. Hold your green waste in your patio or garage and put it out on Tuesday for pickup.
- **Holiday Party** - Save the afternoon of Sunday, December 9th, for the 1600 Hamilton Place Community Association Holiday Party in the Clubhouse. Fun, food, drink, music and prizes. More details next month.
- **Welcome Wagon** - Welcome to Tony & his dog Jasper on Greenwich.

Monthly Parking Summary - September 2012

WARNING Ticket - Resident in Guest Space - 2
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 - 1
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.

Ongoing work includes irrigation balancing/repairs, plant replacements and eradication of two areas of invasive kikuyu grass on Huxley and Greenwich Courts. Lewis Trees has begun the annual trimming and dead tree removals. Other tree removals will be done once the City permit is approved.

The Committee has had to address a number of instances where resident items were observed in the common area, interfering with irrigation or plant development. As a reminder, no personal items are permitted to be placed or stored in the common areas.

www.1600hamiltonplace.org



Garage Sales

Garage sales are discouraged in the Hamilton Place community because of the logistics involved. There is no parking permitted along the interior 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 HOA 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, but recommends donating items to one of the many charitable local organizations as an alternative.

Architecture Update

Thanks 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).

Hamilton Place Security Report - September 2012

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

• Vehicle Burglaries/Vandalism	0
• Residence/Garage Intrusion	2
• Dumpster Divers	1
• Transients in Area	0
• Resident Issues	1
• Suspicious Persons or Vehicles	4
• Other	0
Total Incidents	8

In addition, 10 vacation checks were made during the month.

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 - September 2012

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

- 1949 Huxley Court (1529 sf) - \$494,000 (8/6/12)
- 1916 Huxley Court (1004 sf) - \$429,500 (8/7/12)
- 1840 Ashmeade Court (1622 sf) - \$530,000 (8/29/12)
- 1364 Greenwich Court (970 sf) - \$365,000 (8/29/12)

Note: Year-to-date through August, there have been 15 sales in our community, compared to 10 sales for all of 2011.

Hamilton Place Street Sweeping - 10/18 & 11/15

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.



**HOA Specialty Banking
Authorization Agreement for
Preauthorized Payments**

New Update
Effective Date _____

MANAGEMENT COMPANY NAME:
ASSOCIATION NAME:
UNIT ADDRESS:
HOMEOWNER ACCOUNT NUMBER: (located on coupon or billing statement)
BEGIN SERVICE ON:

I/we authorize the above Association to charge my/our checking account at the financial institution indicated on my/our voided check or listed below for the payment of my/our association assessment on or about the 10th of each month.

I/we understand that the assessment amount may change periodically, and that such a change will be provided to Focus Business Bank by the above named Association or Management Company.

PLEASE ATTACH A VOIDED CHECK (WITH PREPRINTED NAME AND ADDRESS) FROM THE CHECKING ACCOUNT THAT WILL BE CHARGED.

FOCUS BUSINESS BANK MUST RECEIVE THIS FORM BY THE 25TH OF THE MONTH FOR THE AUTOMATIC CHARGE TO BE IN EFFECT FOR THE FOLLOWING MONTH.

YOU WILL RECEIVE A CONFIRMATION OF YOUR START DATE VIA U.S. MAIL. IF YOU PREFER TO GET A CONFIRMATION BY PHONE OR EMAIL PLEASE ENTER YOUR CONTACT INFORMATION BELOW:

FOCUS BUSINESS BANK WILL DEBIT YOUR CHECKING ACCOUNT ON BEHALF OF THE ASSOCIATION NAMED ABOVE.

Please mail authorization to:

Focus Business Bank
HOA Remittance Processing
P.O. Box 11036
San Jose CA 95103
Fax: (408) 200-8797

Any questions regarding your payment, please call (800) 742-8142

I/we represent and warrant to Focus Business Bank that the undersigned are all signers required to transact business on said deposit account and understand that electronic transactions on said account will be governed by the terms of my/our deposit account terms and disclosure. Focus Business Bank must receive written notification of my/our termination by the 25th day of the month in order to act upon such notification by the following month's payment.

Print Name

Signature

Date