

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

Scott Smithwick

President

Jeff Davis

Vice President

Ken Sweezey

Secretary/Treasurer

Carl Middione

Assistant Treasurer

Brian Finerty

Director

2013 Annual Budget Summary

Your Board of Directors approved the 2013 HOA annual budget at the October Board Meeting. As always, there were new issues to take into consideration as well as some trade-offs in order to meet our objective of keeping monthly dues nearly flat without affecting our continued build-up of reserves and without cutting back on required maintenance. It was not an easy task, taking a number of iterations to come up with the final budget.



The breakdown of the **new monthly budget of \$110,465** is as follows:

- **\$41,500 (38%) - Normal Reserves** - Funds held for use to handle future scheduled capital improvements and upgrades, such as roofing, streets, fencing, painting and renovations.
- **\$21,625 (20%) - Utilities** - Water, trash, electricity, gas, telephone.
- **\$21,250 (19%) - Corporate** - Insurance, management, printing/postage, assessment contingency, licenses, taxes, legal, audit, social committee.
- **\$19,040 (17%) - Maintenance** - Landscaping, security, trees, gutter cleaning, janitorial, pools, lighting, pest control, fire extinguishers.
- **3,550 (3%) - Repairs** - General repairs, plumbing, pools, sprinklers, lighting, roofs.
- **\$3,500 (3%) - Earthquake Reserve** - A reserve fund that will allow us to cover deductibles in the event of earthquake damage and to reduce earthquake insurance coverage in the future.

As indicated, the funding of our reserve accounts makes up for over 40% of the monthly budget. The remaining 60% covers the routine operating expenses. The Board practices a prudent spending approach that takes into account our stewardship responsibility to you, the owners of our beautiful community. The Board is happy to report that there will only be a minimal increase of \$3 to \$4 to the monthly assessments for 2013.

A copy of the 2013 budget will be mailed under separate cover to all homeowners in November.

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, December 11, 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, December 19, 2012, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration.

Annual Tree Trimming Project

Lewis Tree Service has completed this year's trimming of our trees. The tree trimming work includes size maintenance, shaping/balancing, canopy thinning and deadwood removal. We follow a 3 year cycle, meaning that approximately one-third of our trees are scheduled to be trimmed this year.

Landscape Committee Co-Chairs Maryalice and Sheba have worked with Lewis Tree Service to update the tree inventory listing for each one of the over 600 trees in our community.

Some removals of smaller dead or diseased trees have been accomplished, but



the major work to remove larger trees is pending finalization of the permit from the City of San Jose.

HOA BIZ - What's Happening around Hamilton Place

- Patio Tree Trimming** - If you would like to make arrangements for trimming the trees in your patio by using the HOA's tree service company, at your cost, contact **Lewis Tree Service at 831-476-1200**.
- Gutter Cleaning** - Four Seasons Roofing has completed the first gutter cleaning and, weather permitting, will do a second cleaning in early January. The contract includes a "no clog" warranty until May 1, 2013. If you see that your gutter has become clogged, contact CMS Customer Service during normal business hours with the location of the clog. They will arrange for Four Seasons Roofing to address the problem.
- Fireplace Wood Burning** - Effective November 1st, a first offense fireplace wood burning on a declared "spare the air" day will require the offender to complete a wood smoke class on-line that addresses the hazards of wood smoke. Failure to complete the class will result in a \$100 fine.
- Hamilton Place Security Signs** - Have you seen the new Hamilton Place Security signs on the cars of our security officers? The magnetic signs are 12" x 24" and are made of reflective material for maximum visibility at night.
- Exterior Changes to Your Unit** - The HOA governing documents require that all changes to the exterior appearance of your unit must have prior approval from the Board of Directors. This means that anytime you want to change the exterior appearance of your unit, you must first provide a written request for approval to the Board describing, in detail, the proposed changes. Failure to do so may result in the Board requiring that you change the modification, at your expense. Check the HOA website.
- Welcome Wagon** - Welcome to Leslie and Michelle on Ashmeade.



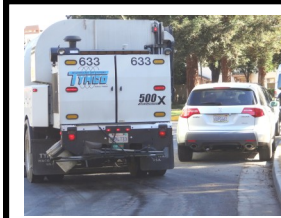
Holiday Community Party

The Community Holiday Party is scheduled for Sunday, December 9th from 2pm to 5pm in the Clubhouse. There will be holiday decorations and music, along with light refreshments including a selection of fine wines and other beverages.



Residents Ann Seckinger, Suzanne Selby, Carl Midione and his wife Helen will host the event, supported by other volunteers from the community. If you'd like to help out, contact Carl at cwestax@aol.com.

It's a great opportunity to meet your neighbors and have some fun. JOIN US!



The monthly cleaning of the Hamilton Place loop by the City of San Jose is particularly needed during the fall and winter. Please move your car so the sweeper can do its job on the 3rd Thursday of each month, between 10-11 am.

Monthly Parking Summary - October 2012

WARNING Ticket - Resident in Guest Space - 0
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.

Ongoing work includes irrigation balancing/repairs, plant replacements and eradication of two areas of invasive kikuyu grass on Huxley and Greenwich Courts. The kikuyu grass has been removed and new grass has been planted. The completion of tree removals is pending receipt of the permit.

The Committee is developing recommendations for the next calendar year that will identify areas for landscape improvements, mature hedge replacements and turf removal.

Please monitor your pets in the planting beds.

www.1600hamiltonplace.org



Hamilton Place Security Report - October 2012

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

• Vehicle Burglaries/Vandalism	1
• Residence/Garage Intrusion	0
• Dumpster Divers	0
• Transients in Area	0
• Resident Issues	0
• Suspicious Persons or Vehicles	6
• Other	2
Total Incidents	9

In addition, 49 vacation checks were made during the month.

During the month, a resident noticed two suspicious persons looking into cars in the area. She called 911 and SJPD responded with three cars. The subjects were apprehended and found to be in the possession of burglary tools. They were cited and released. They probably will be looking for a new area to work.

Remember, 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 - October 2012

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

- 1364 Greenwich Court (970 sf) - \$365,000 (8/29/12)

Note: Year-to-date through September, there have been 16 sales in our community, compared to 10 sales for all of 2011.



Hamilton Place Street Sweeping - 11/15 & 12/20

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.