

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

Community Management Services

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Customer Svc: **408-559-1977 (24/7)**

Association Mgr: Bill Hubbard

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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, January 8, 2013** 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, January 16, 2013, at 7:00 pm** in the Clubhouse. Please submit any landscaping requests, in writing, for the committee's consideration.



Happy Holidays to All !!

In the busy world we live in, it is sometimes difficult to slow down and appreciate the finer things in life. Our lives at 1600 Hamilton Place are better than most. We are very lucky to live in such a beautiful, clean and safe neighborhood.

The common space that we share with our neighbors often requires us to interact with our neighbors more than if we lived in single family homes. It is oftentimes a delicate balance, requiring patience and understanding.

As you celebrate the Holiday Season, take time to wish your neighbors well. Exchange contact information so you can remain in touch, for personal and emergency purposes. Value what we have and do what you can to foster a spirit of neighborliness.

Holiday Community Party

Over 60 residents attended the Holiday Community Party at the Clubhouse on Sunday, December 9th. The event was hosted by Carl & Helen Middione, Ann Seckinger and Suzanne Selby, assisted by Lou Calvert and Ken Sweezey. Unfortunately, Carl was under the weather and unable to attend.

The clubhouse was decorated for the holiday season and was filled with light-hearted conversation and holiday music. The fresh-cooked hors d'oeuvres and appetizers were especially nice, with the apparent crowd favorite being Helen's famous cheese bread.

There were door prize raffles with many lucky winners in the group.



**HAPPY
HOLIDAYS !**

HOA BIZ - What's Happening around Hamilton Place

- Board of Directors Election** - Current Board members Jeff Davis, Brian Finerty and Carl Middione are all seeking re-election to the Board during the March 2013 Board elections. If you are interested in getting more directly involved in the policy-making decisions for the Association by serving on the Board, you may also be placed on the ballot by contacting manager Bill Hubbard by no later than January 7, 2013 or by attending the January 8, 2013 Board Meeting.
- 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** - 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.
- 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.
- 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.

Monthly Parking Summary - Oct/Nov 2012

WARNING Ticket - Resident in Guest Space - 11/2
 FINAL WARNING Ticket - Resident in Guest Space - 6/2
 TOW Ticket - Resident in Guest Space - 0/0

WARNING Ticket - Resident over 24 hours in Open Space - 1/0
 FINAL WARNING Ticket - Resident over 24 hours in Open Space - 0/0
 TOW Ticket - Resident over 24 hours in Open Space - 0/0

WARNING Ticket - Expired DMV Tags - 2/0
 FINAL WARNING Ticket - Expired DMV Tags - 2/0
 TOW Ticket - Expired DMV Tags - 0/0



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 leaf cleanup and irrigation balancing/repairs. The kikuyu grass removal areas on Huxley and Greenwich Courts are coming back to life. The tree removal and replacement plan has been approved by the City of San Jose. Work should be completed during the next month.

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



2013 Monthly HOA Assessments

All homeowners were mailed a copy of the 2013 Approved Budget in November. As stated in last month's Newsletter, the Board's objective was to keep monthly assessments as near to flat as possible. The assessments for 2013 are as follows (as compared to previous year assessments):

	2010	2011	2012	2013
Plan A (920 sf)	\$337.96	\$332.69	\$334.56	\$338.88
Plan B (1102 sf)	\$351.59	\$346.96	\$349.61	\$353.57
Plan C (1366 sf)	\$371.37	\$367.67	\$371.45	\$374.87
Plan D (1572 sf)	\$386.80	\$383.83	\$388.49	\$391.49
Plan E (1512 sf)	\$382.30	\$379.13	\$383.53	\$386.65
Plan F (982 sf)	\$342.60	\$337.55	\$339.68	\$343.89

The new assessment amount will be reflected in your January Statement. Please ensure to adjust your payment accordingly (check or auto payment through your bank).

Holiday Decorations

The Board of Directors would like to remind all residents that exterior holiday decorations and lights are welcome, however please make sure that all decorations are removed by no later than January 15th. You may dispose of your Christmas tree in one of the designated areas on Hamilton Place for the regular City pickup on Wednesday morning. Please do not discard your tree or other green waste until after the weekend. All ornaments and stands must be removed. Thanks!

Hamilton Place Security Report - November 2012

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

• Vehicle Burglaries/Vandalism	0
• Residence/Garage Intrusion	1
• Dumpster Divers	1
• Transients in Area	0
• Resident Issues	1
• Suspicious Persons or Vehicles	4
• Other	0
Total Incidents	7

In addition, 12 vacation checks were made during the month.

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 at 408-371-1715).

Neighborhood Watch works!

Real Estate Sales - November 2012

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

- 1908 Huxley Court (1004 sf) - \$343,000 (9/25/12)
- 1911 Huxley Court (1004 sf) - \$404,000 (9/27/12)
- 2092 Foxhall Loop (1004 sf) - \$432,000 (10/12/12)
- 1819 Ashmeade Court (1071 sf) - \$435,000 (10/17/12)

Note: Year-to-date through October, there have been 19 sales in our community, compared to 10 sales for all of 2011.

Hamilton Place Street Sweeping - 12/20 & 1/17

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.