

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

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, February 12, 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, February 20, 2013, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration.

Water Conservation

HOA Past-President Conrad Sanford put together a water conservation article a few years ago for the Newsletter. With the increasing cost of water, the information is even more applicable now.

One of the regular discussion items at the monthly Board of Directors Meeting is the review of current month and year-to-date expenses versus the budget. The water bill is always a topic of discussion because it makes up about 11% of the annual budget, coming in at \$150,000 for the year. The monthly water expense averages \$12,500 or \$42 per month per condo unit. We will be facing additional rate increases over the next year.

As you've seen around our community, we have been removing small patches of grass, ivy planting beds and overgrown hedges as part of our continuing landscape renovation project. In their place, we have been planting more drought-tolerant plants that will require less water and less maintenance.

Our long-term landscape management plan also includes significant work to the irrigation systems. Satellite driven water-

ing controls have been installed and work continues to convert to water-saving drip systems and the splitting of watering zones to be more effective, both in terms of cost and coverage.

Our Landscape Committee (Maryalice and Sheba) have successfully worked with the Santa Clara Valley Water District to obtain rebates for many of these projects.

Since water is paid for through our homeowner's dues, it behooves us all to do our part at home to help keep the Association costs and our dues in check. Some things you can do are:

- Adjust your patio watering according to the weather and season
- Use water-saving shower heads
- Install water-saving toilets
- Use drip systems in your patio
- Bathe together
- Report common area irrigation problems to Community Management.

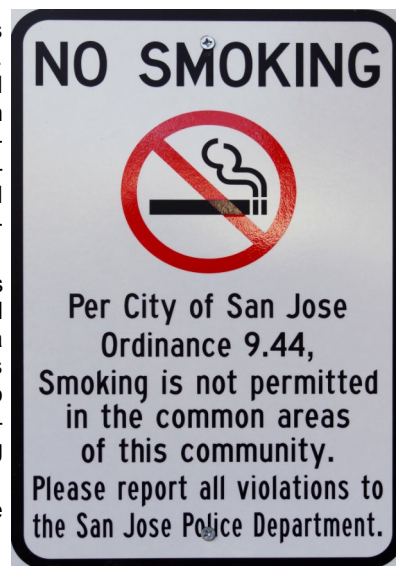
We encourage you to act responsibly in this regard to keep our costs under control and to protect this valuable resource.

NO SMOKING Ordinance

You may have seen the new No Smoking signs posted throughout the Hamilton Place complex. All three home owner associations have posted the signs to be in compliance with the City of San Jose's outdoor smoking law. Ordinance 9.44 prohibits smoking in the common areas of the community. It took effect last year and applies to all multi-unit communities such as condo and apartment complexes.

The law took effect in mid-2012 and prohibits the smoking of any combustible substance in all indoor and outdoor common areas, except in a designated smoking area. Common area spaces are those areas which are open to the public or to unrestricted access by the residents including interior streets, walkways, parking areas, swimming pools and the Clubhouse.

Violations should be reported to the San Jose Police Department.



HOA BIZ - What's Happening around Hamilton Place

- 2013 Monthly HOA Assessments** - Please ensure you've adjusted your monthly assessment payment to CMS as follows:
 - Plan A (920sf) \$338.88
 - Plan B (1102sf) \$353.57
 - Plan C (1366sf) \$374.87
 - Plan D (1572sf) \$391.49
 - Plan E (1512sf) \$386.65
 - Plan F (982sf) \$343.89
- Holiday Decorations** - All exterior decorations should now be removed.
- GO GREEN - eBills Available from CMS!** Get your Community Management Services monthly billing statement and the Newsletter via email. Contact Rosie Bernal at rbernal@communitymanagement.com or 408-559-1977 x137 to get it setup.
- Gutter Cleaning** - Four Seasons Roofing has completed the second cleaning. 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 for 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.
- Welcome Wagon** - Welcome to Deepak on Huxley Court.

Reminder

Payment is due by the 15th of the month or a 10% late fee is assessed to your account.

Homeowner Insurance

All owners/residents should carry an HO-6 Condo Insurance Policy to cover the \$10,000 deductible on the Community Association's master insurance policy as well as to protect their personal property (furniture, appliances, A/C equipment, etc) and any inside damage event (fire, water leak, etc) not covered by the Association.

Another valuable coverage is Loss Assessment coverage that may occur if and when owners are assessed a special amount to cover losses which the Association is not able to cover.

The cost of an HO-6 policy is only a few hundred dollars per year. This cost is kept low because of the fact that the Association carries major overall insurance. Coverage is available through any insurance broker including your auto insurance company. We highly recommend this policy as an inexpensive way to protect your investment in your own personal property. Banks require an HO-6 insurance policy as part of their mortgage requirements, so please make sure you have one and it is periodically updated to reflect current values.

Board of Directors Elections in March 2013

There are three Board positions up for election in March. Current Board members Carl Middione, Jeff Davis and Brian Finerty are at the end of their two-year terms. A Board of Directors election packet will be mailed to all homeowners within the next 2-3 weeks. Please follow the voting instructions in the packet and submit your secret ballot no later than 5pm on March 11th. **PLEASE VOTE!**

Note: The Community Association Annual Meeting is on Tuesday, March 12th at 6:30 pm in the Clubhouse.

Monthly Parking Summary - Dec 2012

- WARNING Ticket - Resident in Guest Space - 6
- FINAL WARNING Ticket - Resident in Guest Space - 1
- TOW Ticket - Resident in Guest Space - 1
- WARNING Ticket - Resident over 24 hours in Open Space - 0
- 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.

Ongoing work includes leaf cleanup and early pruning of some crepe myrtles. The kikuyu grass removal areas on Huxley and Greenwich Courts are coming back to life. Residents are asked not to pile leaves from patios on the newly seeded lawns. The tree removal and replacement plan has been approved by the City of San Jose and work should be completed soon.

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 - December 2012

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

• Vehicle Burglary/Vandalism	0
• Residence/Garage Intrusion	2
• Dumpster Divers	1
• Transients in Area	0
• Resident Issues	0
• Suspicious Persons or Vehicles	2
• Other	0
Total Incidents	5

In addition, 15 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:

- 1926 Huxley Court (1004 sf) - \$425,000 (11/28/12)

Note: Year-to-date through November, there have been 20 sales in our community, compared to 10 sales for all of 2011.

Hamilton Place Street Sweeping - 1/17 & 2/21

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.