

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

Hamilton Place History

When Broadmoor Homes designed the 1600 Hamilton Place condominium community in the early 80's, it was recognized for design excellence at the Pacific Coast Builders Conference. The 1600 Hamilton Place community is actually made up of three separate homeowner associations.

Our HOA is called **The Villages** and has 298 units. The HOA next to eBay on Braddock Court is called **The Corners** and has 162 units. The HOA opposite Huxley Court and Foxhall Loop is called **The Cottages** with 171 units. In total, 631 units.

The "continental design" of The Villages brought together 298 individual units in 38 separate buildings with common architectural features that tie everything together into one cohesive neighborhood. With the broad Hamilton Place circular roadway with full sidewalks, vegetation and open green space, the condominium complex has held up well over the past 30+ years.

Many of the original Hamilton Place homeowners can remember the building of our beautiful complex. Some original homeowners picked their unit off of a blueprint and, if an attached garage was not included, they were able to pick any available detached garage, carport or reserved space at that time. The six units in the building on the corner of Greenwich Court and Hamilton Place were built first as model homes and a sales office.

The project to develop the area was approved on December 5, 1978, by the San Jose City Council, under the leadership of Mayor Janet Gray Hayes. It approved the rezoning of the so-called Ainsley Property to develop 82 acres of apricot, prune and cherry orchards into residential units, professional offices, retail shops and a private recreation complex.

To be continued . . .

"What Can I Do?"

The Board members are often asked by residents what they can do to support the homeowner association. Most residents do not have the time nor inclination to volunteer their time as a member of the Board, but there are many other ways to help out around the neighborhood.

In addition to the Board Members, there are many residents who volunteer their time and efforts to help the Landscape, Architectural and Social Committees. Others serve to take care of the website and Clubhouse.

We also have many other residents who quietly contribute to making the neighborhood all it can be. Some tend the flag at the Foxhall Loop entrance or clean up litter along the Hamilton Place loop and Leigh Avenue or in front of their unit. Some work with the City to paint over graffiti that mysteriously appears overnight.

Every little bit helps and there's always more that can be done in a complex as large

and as old as ours. In particular, residents are encouraged to report issues to Community Management Customer Service at 408-559-1977, 24 hours a day, 7 days a week. Examples are:

- Reporting globe or garage lights out (note post number or location).
- Reporting irrigation problems (on too long or not enough).
- Overflowing dumpster area or oversize items left in driveway.

Everyone is encouraged to be a nosy neighbor, on the lookout for any activity that appears suspicious or out of the norm. Call 911 to alert San Jose Police of any emergency situation and, after-the-fact, update Hamilton Place Security at 408-371-1715.

We all can contribute in our own way to make our neighborhood all it can be. You can offer assistance to a neighbor or come to the monthly Open Forum to express your ideas to make things better.

HOA BIZ - What's Happening around Hamilton Place

- **Annual Meeting of Members** - The Annual Meeting of the members of the 1600 Hamilton Place Homeowners Association will take place at 6:30 pm on Tuesday, March 13, 2012 in the Clubhouse. Please see the attached Meeting Notice and Agenda for additional information.
- **Garage Break-ins** - There have been a number of garage break-ins over the past few months in the community. Most recently, it appears that the perpetrators have been picking the emergency release lock on detached garages. You may want to temporarily disable the emergency release cable by removing the cable from the garage door opener manual release mechanism. Your keypad opener and/or handheld remote will still work but, in the event of a power failure, you will not be able to get into your garage. For a longer term solution, you may want to upgrade the emergency release lock from the standard single edge key to a double edge key or a round key lock to make it less pickable.
- **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** - From November 1st to the end of February, 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. You can sign up to receive automatic phone alerts by calling 1-800-430-1515.
- **Welcome Wagon** - Welcome to Jason on Huxley Court.

Monthly Parking Summary - January 2013

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 - 3
FINAL WARNING Ticket - Resident over 24 hours in Open Space - 2
TOW Ticket - Resident over 24 hours in Open Space - 1

WARNING Ticket - Expired DMV Tags - 3
FINAL WARNING Ticket - Expired DMV Tags - 1
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 cleanup of leaves and planting beds. Early pruning of crepe myrtles and pear trees should be completed next month. The kikyuu grass removal areas on Huxley and Greenwich Courts have been re-seeded where needed. Hard pruning of shrubs will begin in the early spring. Medallion is continuing work on irrigation leaks and zoning. The tree removal and replacement project should be completed soon.

The Committee is completing proposals for the second phase of hedge removals on Greenwich and Ashmeade Courts, as well as renovations around the Foxhall pool.

www.1600hamiltonplace.org



Parking Rules and Regulations

The HOA parking rules and regulations are attached for all resident's information. They are also posted on the mailbox bulletin boards and on the Association website at www.1600hamiltonplace.org. They apply to the interior streets managed by the Association.

The City of San Jose is responsible for the parking on the Hamilton Place loop. When requested, they enforce the California Vehicle Code (section 22523) for abandoned vehicles, requiring all vehicles to move every 72 hours.

Master and Earthquake Insurance Renewal

The master and earthquake insurance packages will renew on March 24th. Additional information regarding the renewal rates and levels of coverage will be included in the April Newsletter. The Association typically borrows money from the reserves to pay off the annual premiums for the insurance package at the time of the renewal and then pays back the reserves by the end of the fiscal year.

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 has been mailed to all homeowners. Please follow the voting instructions in the packet and submit your secret ballot no later than 5pm on March 11th.

PLEASE VOTE !

Hamilton Place Security Report - January 2013

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

• Vehicle Burglary/Vandalism	1
• Residence/Garage Intrusion	0
• Dumpster Divers	3
• Transients in Area	0
• Resident Issues	2
• Suspicious Persons or Vehicles	4
• Other	0
Total Incidents	10

In addition, 14 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 - December 2012

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

- None reported

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

Hamilton Place Street Sweeping - 2/21 & 3/21

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.

1600 HAMILTON PLACE COMMUNITY ASSOCIATION

To: All Homeowners
From: Board of Directors
Date: February 15, 2013
Re: Notice of Annual Meeting on March 12, 2013

NOTICE is hereby given that the Annual Meeting of the 1600 Hamilton Place Community Association will be held at the Association Clubhouse on Tuesday, March 12, 2013.

The meeting will begin promptly at 6:30 PM.

The purpose of this meeting will be to update the members on the state of the Association as well as to discuss current issues before the Board.

AGENDA

- I. Call to Order – 6:30PM
- II. Introductions
- III. Approval of 2012 Annual Meeting Minutes
- IV. President's and Committee Reports
- V. Other Business
- VI. Open Forum
- VII. Adjournment

1600 Hamilton Place Community Association

Parking Rules and Regulations (Effective March 9, 2010)

1600 Hamilton Place Community Association Parking rules are based upon the provisions for Project Rules, as permitted in the "Codes, Covenants, and Restrictions" of the Association, Article III, "Homeowners Association", and Article IX, "Use of Properties and Restrictions". The rules below are compilations of these provisions and supplemental rules as permitted for parking on the premises.

1. Owners or tenants (hereafter called "Residents") must park their vehicles in their garage, carport, reserved parking space, or an unmarked (hereafter called "OPEN") parking space, in accordance with these rules.
2. Residents are not to park in parking spaces designated "GUEST ONLY".
3. "OPEN" parking spaces must not be occupied by the same vehicle (Resident or Guest) for more than 24 consecutive hours.
4. Guests may not use a "GUEST ONLY" marked space for more than three (3) consecutive days or on three (3) separate occasions within an entire seven-day period unless approved by prior arrangement with the Management Company, on behalf of the Board. If a GUEST vehicle is parked in a "GUEST ONLY" marked space on more than three (3) separate occasions within a seven-day period, such vehicle will thereafter be expected to adhere to the parking rules set forth for Residents.
5. Absolutely NO PARKING is permitted in Fire Lanes or along red curbs at any time. All private streets within the 1600 Hamilton Place complex – Ashmeade Court, Greenwich Court, Huxley Court, Donovan Court, and Foxhall Loop -- are considered Fire Lanes and must be kept clear for the passage of emergency vehicles at all times. Vehicles parked in these areas may be towed at the owner's expense without warning. If you need to temporarily park a vehicle behind a garage in order to load or unload items, the vehicle must be attended at all times by a licensed driver.
6. Commercial vehicles over 3/4 ton and all other vehicles such as boats, trailers, or any variety of motor homes, campers, recreational vehicles, or personal items of any sort ARE NOT permitted to park in driveways, on Community streets, "OPEN" spaces or in "GUEST ONLY" marked parking spaces. Exception to this parking restriction is made for attended vehicles for a reasonable period of time, i.e., for loading and unloading, provided that no interference is made to the free movement of emergency vehicles and the vehicles of residents and guests. "Attended" is defined as a licensed driver being present at the vehicle while it is being loaded or unloaded.
7. No repairs of any vehicle shall be undertaken upon the Community streets or in the carports, Reserved parking spaces, "OPEN" parking spaces, or in "GUEST ONLY" marked parking spaces. Vehicles dripping oil, gas, or other fluids on the parking areas are prohibited. Damages to parking spaces will be the responsibility of the vehicle owner. Car washing is restricted to the two designated areas located on Greenwich Court and Foxhall Loop.
8. After receiving two warnings for the same violation, vehicles or other equipment parked or stored in violation of these may be subject to tow-away removal or such other action by the Board as it may deem necessary. All costs incurred in the removal of such vehicles and equipment, including, but not limited to, towing and storage expenses and attorney's fees, if applicable, will be charged to the owner of the vehicle or equipment involved.
9. Garage doors should be kept closed except when necessary for movement of motor vehicles, access to items or when occupied.
10. Parking on public streets within the Community will be subject to the City of San Jose parking ordinances.
11. All vehicles parked within the 1600 Hamilton Place Community must display current DMV tags.

If you have a special circumstance that requires an exception to the rules on this page, please contact the Association Manager Bill Hubbard, at 408-559-1977. The Association has currently contracted with Rebellos Towing (408-295-5121). Any vehicle removed from the Association premises may be retrieved at Rebellos Towing. The phone number for Rebellos Towing has been posted on the "Parking Restricted" signs at the entrance to all Association private streets.