

# 1600 Hamilton Place Community Association HOA Newsletter

## Board of Directors

**Scott Smithwick**

President

**Jeff Davis**

Vice President

**Ken Swezey**

Secretary

**Brian Finerty**

Treasurer

**Open**

Director

## Farewell to Treasurer Carl Middione

Carl Middione, Treasurer of the 1600 Hamilton Place Homeowner Association, has tendered his resignation to the Board, citing health concerns. Carl humbly thanked the Board for their support over the years and wished the new Board continued success.

Unfortunately, Carl was not able to attend the Annual Meeting on March 12th. The Board wanted to publicly express their sincere gratitude to Carl for his seven years of volunteer service to the HOA. Carl's extensive financial and business management background served him well as Treasurer. As Treasurer, Carl championed many causes over the years, primarily cost control, realistic budgeting and multiple bidding. His annual budget mantra was to keep the Association dues flat so as to give our residents the "biggest bang for their buck".

Always a gentleman, Carl will also be remembered for his gentle temperament in dealing with resident issues, always prof-



**Carl and Helen Middione**

fering more sensitivity and understanding. Carl and Helen have also served as Hosts of the many Community Socials held for residents in the Clubhouse.

Carl intends to concentrate on building up his strength and hopes to be seen out walking and enjoying the pool and spa with his beautiful loving family.

**THANKS CARL !**

## 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](mailto: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, April 9, 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, April 17, 2013, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration.

## Annual Meeting of Members

We had a lively Annual Meeting on March 12th in the Clubhouse. There were about 20 homeowners present enjoying the group atmosphere and enjoying the exciting Committee reports.

President Scott Smithwick kicked off the Annual Meeting promptly at 6:30pm, giving his State of the Community report. Scott recapped some of the many gains and challenges over the past year, highlighting the work of the Landscape and Architecture Committees. He also thanked the Board members for volunteering their time and energy to the Community.

Landscape Committee Co-Chair Maryalice Heim gave an overview of the major landscaping projects that were completed last year and those that are planned for 2013. She highlighted the continuing objective to update and renovate planting beds with more natural shrubbery that requires less maintenance and watering.

Vice President and Architecture Committee Member Jeff Davis recapped the progress that has been made in updating the architecture standards and ensuring that everyone is in compliance. He indicated that we've had 96% compliance over the past year, thanking residents for their cooperation.

The monthly Open Forum followed the Annual Meeting and some of the topics of discussion included landscaping and security issues.



## HOA BIZ - What's Happening around Hamilton Place

- **Board of Director's Election Results** - Jeff Davis (94 votes) and Brian Finerty (91 votes) have been re-elected to the Board. The new positions for the Board Members are shown on page 1. The IRS Resolution for 2013 passed (102 votes for and 1 vote opposed). With Carl Middione's resignation, please let Bill Hubbard know if you're willing to serve.
- **Garage Break-ins** - There were two more garage break-ins reported over the past month. Entry was gained into detached garages by picking/prying the emergency release cable lock or prying out the keyed power switch for the opener. It is suggested to temporarily disable the emergency release cable by removing the cable from the garage door opener manual release mechanism and to disconnect the power key switch. The wireless 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 long term, upgrade the emergency release and switch locks.
- **Bugbusters** - Call Harold at 408-262-1968 if you see any bug activity outside your unit. This is the time of year when small black ants come out of their underground nests to warm themselves in the sun on the edge of a sidewalk. Call Bugbusters and leave him a message with the location. The HOA has a fixed contract and there's no charge to the resident.
- **Insurance Coverage** - The HOA insurance coverage renews on March 24, 2013. It may be necessary for the Board to borrow some funds from reserves to help cover the premium. It will be repaid prior to year-end.
- **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.
- **Welcome Wagon** - Welcome to Venupria on Ashmeade.

## Monthly Parking Summary - February 2013

**WARNING Ticket - Resident in Guest Space - 4**  
**FINAL WARNING Ticket - Resident in Guest Space - 2**  
**TOW Ticket - Resident in Guest Space - 0**

**WARNING Ticket - Resident over 24 hours in Open Space - 1**  
**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 - 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](http://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.

Spring work includes early pruning of crepe myrtles and pear trees, selected shrub hard pruning, planting bed cleanup, plant replacements and irrigation system checks. The kikuyu grass removal areas on Huxley and Greenwich Courts are doing well. The tree replacements have been completed as specified by the City-approved permit.

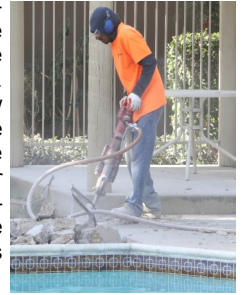
The Committee is completing proposals for the second phase of hedge removals on Greenwich and Ashmeade Courts, as well as renovations around the Foxhall pool.

[www.1600hamiltonplace.org](http://www.1600hamiltonplace.org)



## Clubhouse Pool/Spa Project

The Clubhouse pool and spa renovation project has begun. After more than 30 years of use, the concrete decking was in need of replacement. The pool will be replastered with new waterline tile and edge coping. The project is included in the reserve funding and should be completed for the pool opening in April. The restroom renovations should begin in the Fall. Decking and restroom work is also planned for the Foxhall pool.



## Homeowner Quick Tip

When leaving your home unoccupied overnight, shut off the water at the service valve outside your unit. If you don't know where it is, ask your neighbor. It's a great habit to get into.

If you're going to spring a leak from a toilet or a washing machine hose, its better to happen when you're home.

## Neighborhood Watch Signs

You can print a letter-size Neighborhood Watch sign in color from the June 2011 Newsletter on the HOA website at [www.1600hamiltonplace.org](http://www.1600hamiltonplace.org).



## Hamilton Place Security Report - February 2013

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

• Vehicle Burglary/Vandalism	0
• Residence/Garage Intrusion	7
• Dumpster Divers	0
• Transients in Area	0
• Resident Issues	1
• Suspicious Persons or Vehicles	4
• Other	1
<b>Total Incidents</b>	<b>13</b>

In addition, 39 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 - January 2013

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

- 2044 Donovan Court (1622 sf) - \$600,000 (1/11/13)
- 1918 Huxley Court (1071 sf) - \$424,000 (1/14/13)

Note: There were 20 sales in 2012, compared to 10 in 2011.

## Hamilton Place Street Sweeping - 3/21 & 4/18

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.