

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

Scott Smithwick

President

Jeff Davis

Vice President

Ken Sweezey

Secretary

Brian Finerty

Treasurer

Open

Director

2012 Real Estate Update

According to published Mercury News Real Estate Transaction records, there were 20 units sold during 2012 in the 1600 Hamilton Place Community Association. The average sales price was \$425,925.

We hit our low point in 2011 with only 10 sales, averaging \$409,850.

We hit our peak in 2006 when 23 sales were recorded, averaging \$534,022.

Since 2006, the highest reported sale price was \$640,000 for a Greenwich Court unit in 2008. The lowest reported sale price was \$303,500 for a Greenwich Court unit in 2012.

Note: All real estate sales data is available in the Mercury News Real Estate section (delivered on Saturday) or at www.mercurynews.com/real-estate.

With the extensive landscape renewal projects that have been completed over the past few years, the springtime growth will show the neighborhood at its best. The other two condominium communities

that make up Hamilton Place (Hamilton Cottages and Hamilton Corners) have also been active in upgrading their planting beds and tree trimming.



Individual unit owners can help make the neighborhood look its best by keeping their visible patio area looking its best. If you need tree trimming services, you can contact the HOA tree contractor, Lewis Trees at 831-476-1200.

Remember, if you're planning a springtime renovation to your entry area or patio, please check the Architectural Guidelines on the 1600 Hamilton Place website. In addition to patio work, you'll find guidelines for screen doors, front doors, exterior lights and window coverings. As detailed in the Association CC&Rs, it is each owner's responsibility to be aware of the guidelines and to make corrections as required to remain in compliance.

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, May 14, 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, May 29, 2013, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration. The June meeting will be on June 12th.

HOA Insurance Disclosure Statements

Included with this month's Newsletter is a copy of the insurance disclosure statements for the policy period March 24, 2013 to March 24, 2014. The Association has placed its master blanket policy with Bay Area Insurance and the earthquake insurance with Monterey Insurance Agency. It is recommended that you review the attached information with your insurance agent to make sure you have adequate supplemental coverage. If you have any questions about the master policy, please contact Bay Area Insurance at 650-654-9750 or, for earthquake insurance questions, call Monterey Insurance at 831-642-4002.

The 2013 HOA budget for insurance totals \$187,500, second only the contributions to the Reserve account for future capital improvements. After insurance, the next largest expense budget areas are landscaping at \$157,320 and water at \$150,000.

The insurance total is made up of three line items. The budget for earthquake insurance is \$78,900. The budget for the master policy for property and liability insurance is \$66,600. In addition, \$42,000 is budgeted to build up reserves to cover the earthquake policy deductibles.

NOTE - A WORD OF CAUTION: The insurance industry for multiple-residence dwellings is now mandating certain conditions under which these policies are provided. One of the conditions is the elimination of charcoal barbecues from any second story balconies. We have assured the insurance carrier that we are doing everything in our power to make sure that the conditions for the use of barbecues on balconies are optimum for safety and fire prevention. Please only use a propane type barbecue on your balcony.



HOA BIZ - What's Happening around Hamilton Place

- **Board of Director Opening** - With Carl Middione's resignation, there is a vacancy on the Board. It's a great opportunity to help your community and meet your neighbors. Let one of the current Board members or Bill Hubbard know if you're willing to serve.
- **Garage Break-ins** - The last garage break-in was over a month ago. Hopefully, the perpetrators have moved on to a different area. After another month or two of no activity, we should be able to reconnect any switches or cable locks that have been disconnected. The March 13th Security Bulletin addressing the situation is posted on the HOA website.
- **Foxhall Pool Open** - With the Clubhouse pool closed until renovations are completed, the Foxhall pool opened early on April 1st. Please be aware of the Pool and Spa Rules on the HOA website. In particular, no smoking, pets, glassware or flotation devices are permitted. Please keep noise to a minimum out of respect for the neighbors living nearby.
- **Bugbusters** - When you see a bunch of small black ants on the edge of a sidewalk, call Harold at Bugbusters at 408-262-1968 and leave a message with the location. The HOA has a fixed contract and there's no charge to the resident. Call Harold to nuke the nest before they multiply!
- **Gutter Cleaning** - The Four Seasons Roofing contract includes a "no clog" warranty until May 1st. If you see your gutter has become clogged, contact CMS Customer Service (408-559-1977) to report the location.
- **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.
- **Welcome Wagon** - Welcome to Joyce and Gary on Foxhall Loop as well as Stephen and Melinda on Greenwich Court.

Clubhouse Pool/Spa Project

The Clubhouse pool and spa renovation project is nearing completion. After removing the 30 year old concrete decking and plaster in both the pool and spa, interlocking patio stones were laid on a compacted sand base. Both the pool and spa were replastered after new blue waterline tile and edge coping were installed.



The landscaping will be rejuvenated and everything will be cleaned up for the grand re-opening within the next month. Announcements will be posted at the mailbox bulletin boards.

Quiet Please

With the close living conditions in our community, the CC&Rs dictate that excessive noise be limited, particularly between the hours of 10pm to 8am. But more importantly, residents are encouraged to be good neighbors and monitor their noise levels out of respect for others.



Dumpster Madness

An unthinking neighbor left this flat screen TV carton in one of the dumpsters that got wedged and had to be removed by a more considerate neighbor. **Please break down boxes in the recycle bins.**

Monthly Parking Summary - March 2013

WARNING Ticket - Resident in Guest Space - 0
 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 - 1
 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.

The Committee has Medallion focusing on the completion of the pruning of selected trees and hedges as well as the cleanup of planting beds in preparation for mulching. In addition, the next phase of planting bed renovation and hedge replacements on Greenwich and Ashmeade has been completed. Additional kikuyu grass areas have been scheduled for removal. Irrigation system repairs are being handled as issues arise.

The Committee is working with the Board to finalize the plan to re-landscape the Clubhouse pool after the decking project is completed.

1600 Hamilton Place Security Report - March 2013

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

- Vehicle Burglary/Vandalism 0
- Residence/Garage Intrusion 1
- Dumpster Divers 2
- Transients in Area 0
- Resident Issues 0
- Suspicious Persons or Vehicles 3
- Other 0

Total Incidents 6

In addition, 44 vacation checks were made during the month. If you're going out of town, let Security know so they can keep an extra eye on your unit for you.

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 - February 2013

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

- 1836 Ashmeade Court (1071 sf) - \$458,000 (2/26/13)

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

Hamilton Place Street Sweeping - 4/18 & 5/16

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.

www.1600hamiltonplace.org





INSURANCE DISCLOSURE FOR
1600 Hamilton Place
Effective 3-24-13 to 3-24-14

A. PROPERTY INSURANCE: The master policy includes building coverage written on a 'special form perils' basis. The definition of 'building' may not include everything that is permanently attached to your unit. The CC&R's will govern coverage for interior fixtures. It is recommended that you consult your CC&R's and your personal insurance agent to make sure your HO6(unit owner's policy) includes appropriate coverage based on your CC&R requirements. Building coverage is provided on a replacement cost basis with no co-insurance penalty. "Special Form" perils do not include all losses and some of the exclusions are: flood, wear and tear, construction defects, damage by insects and vermin, wet and dry rot, and water leaks that have occurred over a period of time, etc.

1. Name of Insurer: Allstate Insurance Co
2. Property Insurance Limits: \$71,958,690
3. Property Deductible: \$10,000

B. GENERAL LIABILITY INSURANCE: The master policy provides coverage for the Association for 'bodily injury' and 'property damage' liability in the common areas of the association. *NOTE: This liability coverage does not extend to the interiors of the units whether owner or tenant occupied.*

1. Name of Insurer: Allstate Insurance Co
2. Limit of Liability: \$1,000,000 occurrence \$2,000,000 aggregate

C. UMBRELLA INSURANCE: The umbrella provides additional liability protection for the association.

1. Name of Insurer: Chubb/Federal Insurance Co
2. Limit of Liability: \$15,000,000
3. Retained Limit: \$10,000

D. DIRECTORS & OFFICERS LIABILITY INSURANCE: This is a liability coverage that protects the Directors & Officers from liability claims arising out of alleged errors in judgment, breaches of duty, and wrongful acts related to their homeowners association activities.

1. Name of Insurer: Chubb/Federal Insurance Co
2. Limit of Liability: \$1,000,000
3. Retained Limit: \$1,000

E. FIDELITY BOND: This is a surety coverage that will reimburse the homeowners association for loss due to the dishonest acts of a covered employee including board members, directors or trustees.

1. Name of Insurer: The Hartford Insurance Co
2. Limit: \$3,100,000
3. Deductible: \$30,000

F. EARTHQUAKE INSURANCE: None with our agency

G. FLOOD INSURANCE: None with our agency

H. WORKERS COMPENSATION INSURANCE: None with our agency

This summary of the association's policies of insurance provides only certain information, as required by subdivisions (f) in section 1365 of the civil code, and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any association member may, upon request and provision of reasonable notice, review the association's insurance policies, and upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property, including personal property, or real property improvement to or around your dwelling, or personal injuries or other losses that occur within or around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual insurance brokers or agent for appropriate additional coverage.

AGENT: James B. Brady Bay Area Insurance Agency License #0619217

**1600 Hamilton Place
Insurance Disclosure Statement
Monterey Insurance Agencies
Term March 24, 2013 to March 24, 2014**

Earthquake:

Carrier: Scottsdale Insurance Company

Policy Number: CIS0068746

Perils Covered: DIC including Earthquake (excluding Earthquake Sprinkler Leakage, Flood, Burglary, Theft, Transit, Asbestos, Pollution and Contamination, and other exclusions as may be contained in the policy).

Property Covered: Real Property, Association Dues, Building Ordinance, Demolition/Increased Cost of Construction, Extended Building Definition

Location: 1600 Hamilton Place, San Jose, CA 95125
(Schedule on file with Company)

Limit of Insurance: \$5,000,000 Policy Loss Limit-Per Occurrence and subject to Annual Aggregate

Sub Limits:

\$100,000	per occurrence on sports courts
\$100,000	per occurrence on walkways and other similar paved surfaces
\$100,000	per occurrence on Association Dues
\$100,000	per occurrence on Underground Utilities
\$4,010,000	per occurrence on Demolition Cost
\$4,010,000	per occurrence on Increased Cost of Construction

ALL SUB-LIMITS OF INSURANCE ARE CONTAINED WITHIN THE LIMIT OF INSURANCE IN ANY ONE OCCURRENCE, AND ARE NOT IN ADDITION TO THE LIMIT OF INSURANCE.

Deductible: 5% of values at risk at time of loss, per unit of insurance
\$25,000 minimum deductible
\$25,000 All Other Perils

Coinsurance: N/A

Valuation: Replacement Cost

1600 Hamilton Place
Insurance Disclosure Statement
Monterey Insurance Agencies
Term March 24, 2013 to March 24, 2014

PROPERTY INSURANCE: No coverage provided by Monterey Insurance Agencies

GENERAL LIABILITY: No coverage provided by Monterey Insurance Agencies

UMBRELLA LIABILITY: No coverage provided by Monterey Insurance Agencies

FIDELITY COVERAGE: No coverage provided by Monterey Insurance Agencies

Directors & Officers Liability: No coverage provided by Monterey Insurance Agencies

Worker's Compensation: No coverage provided by Monterey Insurance Agencies

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Insurance Agent: James Booth / Monterey Insurance Agencies

Contact for Certificates of Insurance: Amber Kastros / Monterey Insurance Agencies
Phone 1-831-642-4002
Fax 1-831-920-0112
Email amber@montereyins.com

Note: When requesting a certificate of insurance, be sure to mention the name of the association which you reside.