

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

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Community Management Services

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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, June 11, 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. There is a 5 minute time limit for each item.

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, June 12, 2013, at 7:00 pm in the Clubhouse**.

Please submit landscaping requests for the Committee's consideration to Bill Hubbard.

Neighborhood Watch Update

It's been over two months since we've had a reported garage break-in. Over the past six months, we had over 10 reports of vehicle or detached garage burglaries. Our experience mirrors that of the entire Bay Area as reported by the media.

Many residents took action to deactivate garage door opener key locks and/or emergency cable release locks. Hamilton Place Security has increased foot patrols and are more visible on our streets thanks to Security signs on their vehicles. They advise residents to be aware of their surroundings and to use common sense in evaluating situations they encounter. If you see something or someone that is out of place, **observe and report**. Call 911 to alert SJPD to the situation and leave a message with Hamilton Place Security so they can be aware of the situation.



In early April, SJPD apprehended a felon on Huxley Court. Residents had reported him to SJPD over the previous few days and provided a description of his car. He had multiple felony warrants out on him and did not want to go back to jail. The SJPD response was swift and strong, taking the suspect into custody. It is undetermined if he was re-

sponsible for the recent burglaries.

Here's a few easy things you can do to protect your property and family:

- Don't leave items visible in your car.
- Secure your patio doors and windows with frame pins and stop bars.
- Install and use a home and car alarm.

Neighborhood Watch works. If you need a sign for your window, you can print a letter-size copy in color from the June 2011 Newsletter on the HOA website.

Clubhouse Pool Project

The Clubhouse pool and spa renovation project took a few weeks more than planned, but the end result was well worth the wait. The project was planned for in the reserve funding and was made up of two major elements, replacing the original concrete decking and replastering both the pool and spa.

The interlocking paver stones are produced locally and will enable future repairs to the underground pipes and conduit to be done without heavy jackhammering. The replastering is done about every 10 years and is closely regulated to ensure all current health and safety issues are addressed.

In addition to the decking and replastering, all underground water pipes and drainage pipes were replaced, as well as all ladders and other accessories. The Landscape Committee worked with Medallion to reinvigorate the planting beds and grass area. Work will continue in the

area with attention to the fence and restrooms.

Please take a moment to review the full Pool and Spa Rules on the HOA Website.

- Hours: 8am-10pm (Mon-Thurs)
8am-11pm (Fri-Sun)
- Pool and spa use is reserved for residents and their invited guests.
- An adult resident must accompany anyone under the age of 14.
- No smoking, pets, glassware or food preparation in the pool/spa area.
- Infants must wear swim diapers made for use in a pool.
- No floatation devices, balls or toys.
- Respect your neighbors living near the area and keep noise to a minimum.

Please exercise your right to ask anyone to identify themselves with their pool key and to follow the rules. Otherwise, please let Bill Hubbard know of any issues.

HOA BIZ - What's Happening around Hamilton Place

- **Board of Director Opening** - The current Board vacancy may be your 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.
- **Summer Spare the Air Season Starts May 1st** - The Bay Area Air District issues Spare the Air Alerts when smog (ground-level ozone) is forecast to reach unhealthy levels. When an Alert is issued, do what you can to reduce your time outdoors and cut back on driving.
- **Garage Break-ins** - Its been over 2 months since the last reported garage break-in. It appears the perpetrators have moved on or been caught.
- **Dog Duty** - Please remember that dogs are to be leashed at all times while in the common areas of the complex. In addition, dogs are not permitted in the Clubhouse, pool or tennis courts. Also, please clean up after your dog and encourage other dog owners to do the same.
- **Free Car Wash** - There are two free cash wash areas in the complex, one on Greenwich and one on Foxhall. It is a HOA violation to wash vehicles on the interior streets by the garages or parking areas.
- **Bugbusters** - Call 408-262-1968 if you see any bug activity outside your unit. The HOA has a fixed contract and there's no charge to the resident.
- **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.
- **Lost and Found** - Contact Security (408-371-1715) to identify and claim two items that have been found: a mountain bike and a key ring.
- **Welcome Wagon** - Welcome to Franklin and Kathleen on Greenwich.

Monthly Parking Summary - April 2013

WARNING Ticket - Resident in Guest Space - 2
FINAL WARNING Ticket - Resident in Guest Space - 0
TOW Ticket - Resident in Guest Space - 1

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

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 cleanup of planting beds, fertilizing shrubbery and trimming the remaining hedges. Additional kikuyu grass areas have been scheduled for removal. Irrigation system repairs are being handled as issues arise. New projects includes work on Foxhall and re-landscaping the Clubhouse pool and spa planting beds.

The Committee reminds residents not to plant, remove or alter any common area landscaping. They are requested to address their concerns to the Committee via email to Bill Hubbard or attend the next Committee meeting.

www.1600hamiltonplace.org



Pool and Spa Health Concerns

With the warmer weather, its time for the annual reminders to keep our pools and spa safe and healthy for everyone.

- Parents, you can help to keep the pool clean. Make regular bathroom breaks a part of your kid's time at the pool. Teach kids not to relieve themselves in the pool. Also, check swim diapers often. Waiting to hear "I have to go" may mean that it's too late. If possible, please change diapers in the bathroom and not at poolside.
- To avoid getting sick from recreational water illnesses, teach your children not to swallow pool water and to avoid getting water in their mouths.
- Teach your children to wash their hands thoroughly with soap and water after using the pool restrooms. Never allow your kids in the pool when they have diarrhea.

Water Line Insurance - Not Needed!

You may have received an official looking document that is being sent to some residents that warns of the expense of maintaining and repairing exterior water lines coming into your unit. The sales pitch is to purchase "water line insurance protection". Please be aware that the HOA is responsible for all exterior utilities, including water, gas, electric and sewers. The expense of any such repairs is borne by the HOA and is included in the HOA budget. Hence, it is included in the monthly assessment paid by all owners.

1600 Hamilton Place Security Report - April 2013

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

• Vehicle Burglary/Vandalism	3
• Residence/Garage Intrusion	1
• Dumpster Divers	0
• Transients in Area	1
• Resident Issues	0
• Suspicious Persons or Vehicles	3
• Other	0
Total Incidents	8

In addition, 29 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 - March 2013

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

- 2020 Foxhall Loop (1071 sf) - \$530,000 (3/15/13)
- 1317 Greenwich Court (970 sf) - \$342,000 (3/21/13)
- 1347 Greenwich Court (1529 sf) - \$585,000 (3/29/13)

Note: There have been 5 sales YTD in 2013 (20 in 2012).

Hamilton Place Street Sweeping - 5/16 & 6/20

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.