

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

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Hamilton Place History

When Broadmoor Homes drew up the original plans for the Hamilton Place community in 1979, the overall complex design was considerably different than what it is today. Hamilton Villages included the current Hamilton Cottages area and there were 3 pools, 3 spas and 3 tennis courts. There were only 2 entrances into the interior of the complex. A 2nd Foxhall Loop entrance and Donovan Court were added later to improve traffic flow. The Hamilton Cottages complex was developed later.

A portion of the current eBay area was planned to be a 6 acre membership recreation complex including tennis courts, racquet ball courts and swimming pools as well as resort-style lodging (200 rooms), a restaurant/bar and a clubhouse. The remaining current eBay area was planned to be used for offices, retail shops and restaurants.

The Hamilton Place community was planned in 1979 after 82 acres of the Ainsley family orchards were rezoned. John Ainsley and his family moved to Campbell in 1886 from England. He went into the fruit canning business and, in 1914, he bought the property bordered by Bascom, Hamilton and Leigh Avenues for his family home and orchards.

In 1925, he built the English Tudor-style

house with a layered shingle roof on the corner of Bascom and Hamilton where retail shops are located today.



The Ainsley house was moved to its current location in Campbell in 1990 and now serves as a historical museum to the canning industry and the era.

The house has been restored to its original grandeur with original furniture and décor of the period. The surrounding gardens are beautifully done in English style.

In addition to the Ainsley House, there is the Campbell Historical Museum next door that documents the history of the area including artifacts from the days when Campbell was known as the Orchard City for its many fruit trees.

You can visit both the Ainsley House and the Museum which are located next to the Campbell Library and Police Station. Both are open Thursday-Sunday from Noon to 4pm. Admission for the Ainsley House is \$6 adults, \$4 seniors, \$2.50 youth 7-17 and free under 7. Museum admission is \$2 for all.

Check www.ci.campbell.ca.us/museum for more information or call 408-866-2119.

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, July 2, 2013 in the Clubhouse (changed from July 9th).**

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, July 17, 2013, at 7:00 pm in the Clubhouse.**

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

Hamilton Place Parking

You may have noticed a few vehicles parked on the Hamilton Place loop that are rarely moved. These vehicles may be in violation of the California Vehicle Code (section 22523). That code states that a vehicle is considered abandoned or stored if it is not moved every 72 hours. The code applies to all vehicles, including motorcycles, cars, trailers, trucks and RVs.

In order to be cited, the vehicle must be reported to the San Jose Department of Transportation. Once cited, the owner must move the vehicle within 3 days or be ticketed and towed.

If you have one of these rarely used

WARNING

YOUR VEHICLE MAY BE IN VIOLATION OF THE LAW.

ⓘ Vehicles that are not being USED should not be abandoned or stored on the street. California Vehicle Code section 22523 prohibits the abandonment of any vehicle on public property. Your vehicle is considered abandoned if it is left unattended, does not have current registration, is inoperable or is deemed a hazard and may be removed **WITHOUT NOTICE**. Your vehicle is considered to be stored if it is parked on the street for over 72 consecutive hours (3 days) and may be cited under San Jose Municipal Code section 11.36.220 and towed under California Vehicle Code section 22651(k). Note: Any vehicle not moved at least 1/10 of a mile (approximately 526 feet) after 72 hours of being marked and tagged may be towed without re-marking. **WITHOUT ANY FURTHER WARNING**. For information call the Vehicle Abatement Unit at 408-534-2900.

YOU WILL BE LIABLE FOR THE COST OF ANY CITATION, TOWING, AND STORAGE FEES THAT RESULT FROM YOUR VEHICLE REMAINING IN VIOLATION OF ANY OF THESE ORDINANCES.

vehicles, please consider your neighbors and either abide by the parking code or remove the vehicle from the area. It will make our neighborhood more attractive, keep our property values up and open up more parking spaces for other residents and visitors.

HOA BIZ - What's Happening around Hamilton Place

- **NOTE - The date for the July Open Forum and Board Meeting has been changed to Tuesday, July 2nd.**
- **Garage Break-Ins** - Unfortunately, we've had a few more detached garage break-ins over the past two months. The Hamilton Place Security bulletin issued on March 19th provides possible corrective actions. The Bulletin can be found on the HOA website under the Documents tab.
- **Recommended Service Provider Listing** - Check out the recommended Service Provider listing on the HOA website. It's a compilation of vendors and contractors recommended by the Board or a resident of the complex. The listing is open for additions. If you have someone to recommend, provide the appropriate information to Ken at ksweezey@msn.com.
- **Exterior Changes to Your Unit** - The HOA governing documents require that all changes to the exterior appearance of your unit must have prior approval from the Board of Directors. This means that anytime you want to change the exterior appearance of your unit, you must first provide a written request for approval to the Board describing, in detail, the proposed changes. Failure to do so may result in the Board requiring that you change the modification, at your expense. Check the HOA website.
- **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.
- **Termite Info** - Let CMS Customer Service know if you see signs of termites along your baseboards or window sills (small translucent wings, mud trails, small black pepper droppings or holes in walls).
- **Welcome Wagon** - Welcome to Kathleen on Huxley.

Monthly Parking Summary - May 2013

WARNING Ticket - Resident in Guest Space - 0

FINAL WARNING Ticket - Resident in Guest Space - 0

TOW Ticket - Resident in Guest Space - 0

WARNING Ticket - Resident over 24 hours in Open Space - 0

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 - 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.

The Committee has Medallion focusing on weed control, trimming/tipping plants, snail baiting and fertilizing plants with emphasis on struggling camellias. The Clubhouse pool landscaping is complete. A reseeding of new grass areas will be done where necessary. New projects includes work on Foxhall, including re-landscaping of planting beds damaged by recent gas line repair work.

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



Keep Association Records Current and Accurate

To keep the Association homeowner records up-to-date, any new owners or name changes (for example, adding someone to the title, putting the title into a trust, etc.) and telephone numbers should be promptly reported to the Community Management office to keep the records up-to-date.

This is important in case you need to be reached in an emergency.

Resident Open Forum at 6:30 pm in Clubhouse

Your Board is working in many areas to maintain and improve our community. Your input will help us stay focused on what's important. The Open Forum starts at 6:30 pm on the 2nd Tuesday of each month before the Board Meeting. Regular topics include security, landscaping, parking, architecture and maintenance.

Dryer Vent Cleaning Reimbursement

The Association will reimburse you 50% of the invoice, up to \$45, for having your dryer vent cleaned by The Vent Cleaner (800-793-0333). After the cleaning is completed, forward a copy of the paid invoice to Bill Hubbard and the Association will send you a check within 30 days.

1600 Hamilton Place Security Report - May 2013

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

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

In addition, 82 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 - April 2013

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

- 1951 Huxley Court (1004 sf) - \$460,000 (4/5/13)
- 2031 Foxhall Loop (1529 sf) - \$545,000 (4/18/13)
- 1345 Greenwich Court (970 sf) - \$392,000 (4/22/13)
- 1321 Greenwich Court (970 sf) - \$335,000 (4/30/13)
- 1924 Huxley Court (1004 sf) - \$470,000 (4/30/13)

There have been 10 sales in 2013 through April 30th, averaging \$468,300. In 2012, there were 20 sales, averaging \$425,925.

Hamilton Place Street Sweeping - 6/20 & 7/18

The 3rd Thursday of every month is the scheduled City sweeping date for the Hamilton Place loop (usually between 10-11 am). Signs will be posted on mailbox bulletin boards.