

# 1600 Hamilton Place Community Association HOA Newsletter

## Board of Directors

**Scott Smithwick**

President

**Jeff Davis**

Vice President

**Ken Sweezey**

Secretary

**Brian Finerty**

Treasurer

**Kathleen Hawker**

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](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, August 13, 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, August 15, 2013, at 7:00 pm in the Clubhouse.**

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

## Hamilton Place Security

Unfortunately, there have been several more detached garage break-ins over the past month, concentrated mostly on Huxley Court. As seen earlier in the year, it appears that the burglars gained entry into the garage in the early morning. They took tools, bikes and anything else that has value to them. The Board increased the number of Security patrol hours earlier this year, with most done in the early morning. Additional security areas are under consideration by the Board.

As before, the perpetrators broke into the detached garages by tampering with either the automatic door opener key switch or by tampering with the emergency cable release lock. It doesn't appear that they make much noise in the process and they don't take a lot of time to look around. In some cases, they took items from the unlocked car in the garage.

As reported previously and posted on the mailbox bulletins boards, the Board recommends residents take action to protect their property by deactivating the outside key switch for their garage door opener **and** by deactivating the emergency cable release lock. Even if you don't use or have the keys for these locks, they still can be operable to a petty thief



looking for an easy mark. Full instructions to disable these locks are included in the March 19th Security Bulletin which can be found on the HOA website home page under Security Alerts.

Please be advised that, if you do disable your emergency cable release, you will not be able to manually get into your garage in the event of an opener failure or a power outage. Once it is felt the perpetrators have been caught or moved on, we'll be able to reconnect the emergency cable release. It is suggested for residents with a detached garage to leave the opener key switch disconnected and, instead, get a small wireless remote to carry for access to their garage.

The important thing is to do something before you're hit! Nothing is foolproof, but anything is better than nothing. Please note that the HOA neither warrants or guarantees any suggestions or products. The decision is yours. If you need help disabling your locks, ask your neighbor!

Report any break-in to SJPD. After the fact, leave a voicemail message for Hamilton Place Security at 408-371-1715 with the details so they can adjust their patrols accordingly. If requested, one of our Security Officers will contact you directly.

## Architectural Guideline Review

Please remember that the governing documents for the Hamilton Place Community Association 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 design of your entry or patio areas, 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. The reason for this rule is to maintain the

overall appearance of the complex as originally intended by the developer.

The CC&Rs stipulate that all doors and windows are the responsibility of the unit owners. Please make sure you have approval from the Board prior to installing new windows, doors and exterior light fixtures. In addition, the exterior of all window coverings must be white or off-white.

The architectural guidelines and the architecture change application are available on the Home Owner Association website at [www.1600hamiltonplace.org](http://www.1600hamiltonplace.org).

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

- **GO GREEN - eBills Available from CMS!** Get your Community Management Services monthly billing statement and the Newsletter via email. Contact Rosie Bernal at [rbernal@communitymanagement.com](mailto:rbernal@communitymanagement.com) or 408-559-1977 x137 to get it setup.
- **Patio Tree Trimming** - If you would like to make arrangements for trimming the trees in your patio by using the HOA's tree service company, at your cost, contact **Lewis Tree Service at 831-476-1200**.
- **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.
- **Recycling Info** - We all know that proper recycling helps us all. San Jose has classified the items to be recycled into six categories: cans & cartons, paper & cardboard, scrap metals, glass, plastics and textiles. Household hazardous waste and wood should never be put in the white recycling bins. Also, please ensure to break down cardboard boxes so as not to take up valuable space in the bin for your neighbors.
- **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.
- **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.
- **Balcony BBQs** - Please remember that only propane BBQ grills can be used on second story balconies. Charcoal grills are prohibited. This is a condition of our insurance policy and your compliance is required.

## Monthly Parking Summary - June 2013

- WARNING Ticket - Resident in Guest Space - 10**  
**FINAL WARNING Ticket - Resident in Guest Space - 1**  
**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 - 4**  
**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.

The Committee has Medallion Landscaping focusing on weed control, trimming/tipping plants, snail baiting and fertilizing plants with emphasis on struggling camellias. The Foxhall re-landscaping of planting beds damaged by recent gas line repair work has been completed. A second round of reseed-ing of new grass areas has also been completed. The Committee is working with the arborist at Lewis Tree Service to complete the 2013 assessment of the nearly 800 trees in our community.

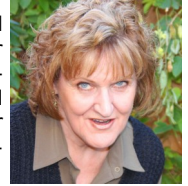
Residents are requested to address their concerns to the Committee via email to Bill Hubbard or attend the next Committee meeting.

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



## New Board Director - Kathleen Hawker

Welcome to Kathleen Hawker to the Board of Directors. She has resided here for over 15 years and loves the care that continues to be taken to keep it a beautiful place to live. She was on the Board for several years and is pleased to be rejoining it now.



Kathleen works part time at Underwriters Laboratories doing events and marketing. In addition to serving on the HOA Board, she is a member of the Board of Directors for Sunday Friends, a local non- profit, and also volunteers for the San Jose Rep Theater.



Hope you had a safe and happy 4th of July celebration.

Thanks to Jay for tending the Foxhall flag.

## 1600 Hamilton Place Security Report - June 2013

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

• Vehicle Burglary/Vandalism	1
• Residence/Garage Intrusion	9
• Dumpster Divers	1
• Transients in Area	1
• Resident Issues	1
• Suspicious Persons or Vehicles	1
• Other	0
<b>Total Incidents</b>	<b>14</b>

In addition, 19 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 - May 2013

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

- 1328 Greenwich Court (1622 sf) - \$575,000 (5/16/13)
- 2054 Foxhall Loop (1071 sf) - \$550,000 (5/20/13)

There have been 12 sales in 2013 through May 20th, averaging \$484,000. In 2012, there were 20 sales, averaging \$425,925.

### Hamilton Place Street Sweeping - 7/18 & 8/15

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.