

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

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Director

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, September 10, 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, September 18, 2013, at 7:00 pm in the Clubhouse.**

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

Hamilton Place Security Update

The spike of detached garage burglaries has subsided, with no incidents reported in July. San Jose Police reports indicate they have responded to a number of calls for suspicious persons or vehicles in the immediate area. There also have been reports that vagrants living in the creek have been removed from the area.

The recent Martin-Zimmerman trial in Florida has increased awareness of home owner associations across the Country in their efforts to secure their property and protect their residents. The Board has elected to employ off-duty Police Officers to patrol our complex rather than have residents volunteer for patrols. Our officers are unarmed, but they have extensive experience and training to deal with any situation they might encounter. They also have more immediate access to SJPD.

The discussion of Neighborhood

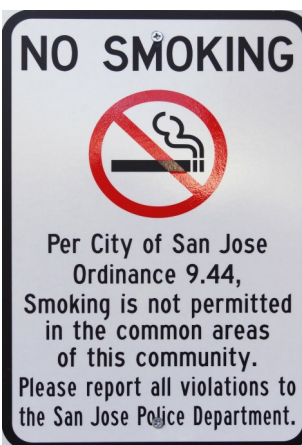
Watch patrols came up in the Open Forum before the July Board Meeting. It was explained that it was never intended to have volunteer patrols, which would put residents in danger. It was also explained that Board Directors are not expected to patrol the community in the middle of the night. Similarly, Board Directors should not be approached at home to intervene in a security situation. Instead, concerned residents should contact SJPD using 911 or 408-277-8911 via mobile phone.

The Board feels very strongly that residents should not encounter a suspicious person or intervene in a suspicious situation. Instead, the Board recommends that residents call SJPD and, if safe to do so, take a picture of the vehicle or people. After the fact, please leave a voicemail with Hamilton Place Security by calling 408-371-1715.

No Smoking Ordinance

You may have seen the No Smoking signs posted throughout the Hamilton Place community. All three home owner associations that make up Hamilton Place have posted the signs to be in compliance with the City of San Jose's outdoor smoking law. Ordinance 9.44 prohibits smoking in the common areas of the community. It took effect last year and applies to all multi-unit communities such as condo and apartment complexes.

The law prohibits the smoking of any combustible substance in all indoor and outdoor common areas, except in a designated smoking area. Common area spaces are those areas which are open to the public or to unrestricted access by the residents including interior streets, sidewalks, walkways, parking areas, swimming pools and the Clubhouse. Violators should be reported to SJPD.



Who You Gonna Call?



Make note of the emergency numbers to the right. You can cut it out for future reference or you can pickup a business card-size magnet at the Board of Directors Meeting at 6:30pm in the Clubhouse on the 2nd Tuesday each month.

1600 Hamilton Place Community Association

Telephone Contacts

EMERGENCY – Police/Fire/Ambulance
911 or 408-277-8911

San Jose Police NON-Emergency 311 or 408-277-8900
San Jose Fire NON-Emergency 408-277-8950
Hamilton Place HOA Security (voicemail) 408-371-1715
Community Mgmt Customer Svc (24/7) 408-559-1977
www.1600hamiltonplace.org

HOA BIZ - What's Happening around Hamilton Place

- **Got RATS??** - Its that time of year when rodents and other animals are on the prowl for food and water. Feral cats, squirrels, skunks and rats have been seen and smelt in the area. Please do not feed these animals and do not leave food/water outside. Also, ensure dumpster lids are shut.
- **Street Parking Follow-Up** - As a follow-up to last month's article, it was suggested to remind residents not to park on the Hamilton Place loop when going out of town for more than 3 days. Although reports of vehicles being reported and towed are infrequent, it might be better to park in your garage/carport or arrange to have a neighbor move your car.
- **Garage Door Reminder** - Hamilton Place Security reports occasionally seeing garage doors open at night. They inspect the situation and close the door and/or contact the resident as needed. If you carry a small remote garage door opener (in place of using the key switch), be careful not to inadvertently hit the button and open the door. Its happened to me.
- **Want to get rid of Junk Mail?** - Signup for free on the City of San Jose website at <https://sanjose.catalogchoice.org>. It takes about 5 minutes to signup and list the three most common junk mail circulars that end up in our mailboxes each week - Pennysaver, Redplum and Valpak. You don't have to put in an account name or number and you can list other items.
- **Freelance Gardening Reminder** - Residents are not allowed to "garden" the common areas outside their units. Any concerns or requests should be forwarded to Bill or raised in the next Landscape Committee Meeting.
- **Green Waste Pickup** - Green waste is picked up early on Wednesday morning. Please do not put out your green waste early.

Landscaping Spectacular!

Hopefully you've noticed the beautiful landscaping renovation work along Leigh Avenue on Greenwich and Ashmeade Courts. Most of the 30 year old overgrown hedges have been removed and replaced with a more attractive variety of plants. Invasive kikuyu grass has been removed and grass replanted. The 3-year project will be completed next year.



Thanks to Landscape Committee Co-Chairs Maryalice and Sheba and to the Medallion Landscaping team (Tim et al).

Pool Safety, Security and Etiquette

Please make sure that the pool gate is closed behind you when you are entering and leaving the pool area. Also, please do not prop open the pool gate or the doors to the restrooms, as this could cause a safety problem with unauthorized access to the facilities. This goes for the tennis courts as well.

Also, please keep in mind that the tennis courts, pools and spa are located near the homes of other residents and keep the noise levels down to a minimum and adhere to the opening and closing hours of the facilities (8am-10pm Sunday-Thursday and 8am-11pm on Friday and Saturday).

Monthly Parking Summary - July 2013

WARNING Ticket - Resident in Guest Space - 2
 FINAL WARNING Ticket - Resident in Guest Space - 3
 TOW Ticket - Resident in Guest Space - 1

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 - 0
 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 Landscaping focusing on weed control, trimming/tipping plants, snail baiting and fertilizing plants with emphasis on struggling camellias. A second round of reseeding of new grass areas has also been completed. The Committee is working with the arborist at Lewis Tree Service and the Board to finalize the 2013 assessment of the nearly 500 trees in our community. The trimming as well as removals and replacements will be completed in the fall.

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.

1600 Hamilton Place Security Report - July 2013

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

• Vehicle Burglary/Vandalism	0
• Residence/Garage Intrusion	0
• Dumpster Divers	1
• Transients in Area	1
• Resident Issues	1
• Suspicious Persons or Vehicles	6
• Other	0
Total Incidents	9

In addition, 36 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 - June 2013

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

- 2054 Foxhall Loop (1071 sf) - \$550,000 (5/20/13)
- 2006 Foxhall Loop (1071 sf) - \$550,000 (6/5/13)

There have been 13 sales in 2013 through June, averaging \$489,077. In 2012, there were 20 sales, averaging \$425,925.

www.1600hamiltonplace.org



Hamilton Place Street Sweeping - 8/15 & 9/19

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.