

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

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Community Management Services

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Association Mgr: Bill Hubbard

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(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, October 8, 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, October 16, 2013, at 7:00 pm in the Clubhouse.**

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

1600 Hamilton Place Annual Tree Work

The annual tree trimming and removal work will begin soon. Landscape Committee Co-Chairs Maryalice and Sheba have worked with Lewis Tree Service over the past few months to update the tree inventory listing for each one of the over 700 trees in our community.

The tree trimming work includes size maintenance, shaping/balancing, canopy thinning and deadwood removal. We follow a three year cycle, meaning that approximately one-third of our trees are scheduled to be trimmed this year.

The trees to be removed have been selected by the arborist at Lewis Trees based on condition, proximity to buildings and damage caused to underground utilities or hardscape by roots. Most trees to be removed are either dead/diseased or overgrown for the area. The trees to be removed will be labeled prior to removal to ensure there is no confusion and to give residents advance warning of the work.

Most of the trees being removed are "non-ordinance size", meaning they are small enough to only require a regular permit from the City of San Jose. There are a few trees under consideration to be

removed that are larger and require a special permit. More review by the Board, Landscape Committee and the arborist is underway to make the final decision on these "ordinance size" trees. San Jose requires a certain number and size of replacement trees to be planted in the community within 30 days after the removals. A copy of the tree removal permit will be posted at the Clubhouse prior to and during the removals.

The Landscape Committee has also worked with the arborist at Medallion Landscaping to select the locations and the types of trees to be planted as replacements. The Board asks that all residents inspect the trees in their patio areas to ensure they are trimmed so that there is at least 3 feet of building clearance. This will help keep the gutters and downspouts clear and is also a good way to prevent squirrels or rats from gaining access to the roof or attic areas of our buildings.

If you would like to make arrangements for trimming your trees by using the HOA's tree service company, at your cost, please contact **Lewis Tree Service at 831-476-1200.**

Earthquake Preparedness

HOA Past-President Lynn Comer put together three earthquake preparedness articles a few years ago for the Newsletter. With earthquake activity in our area always a possibility, here's a few reminders to ensure you're ready to take care of yourself and family in such a situation:

Step 1 - Identify potential hazards in your home and fix them - use earthquake straps, hooks and putty; tie down tall furniture and appliances; ensure your water heater is strapped to wall studs etc.

Step 2 - Creating a disaster preparedness plan - know how to be safe during a quake - in a doorway or next to sturdy furniture to have a survivable pocket of space; know how to respond after a quake - meet in a designated place & shut off utilities etc.

Step 3 - Creating a disaster kit - Put together a small personal disaster kit for each member of your family - backpack or bag for medications, shoes, clothes, plastic bags, water, etc and put together a disaster kit for the entire household - first aid kit, food, water, batteries, radio, flashlights, supplies, blankets, gloves, toilet paper etc.

Most importantly, spend time with your family members to discuss what might occur in an earthquake and how you're going to handle it. Develop your disaster plan, prepare disaster supply kits and practice your plan.



Do it now before its too late.

HOA BIZ - What's Happening around Hamilton Place

- **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.
- **Security Update** - Its been over two months without a detached garage break-in. Both Hamilton Place Security and SJPD have responded to numerous suspicious persons or circumstances over the past few months, hopefully warding off the perpetrators.
- **Exterior Changes to Your Unit** - The HOA governing documents require that all changes to the exterior of your unit must have prior approval from the Board of Directors. 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.
- **Pool Closings** - The heat to the Foxhall pool will be shut off on October 1st and on October 31st to the Clubhouse pool. The spa will remain heated throughout "winter".
- **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, pools or tennis courts. Also, please clean up after your dog and encourage other dog owners to do the same.

Monthly Parking Summary - August 2013

- WARNING Ticket - Resident in Guest Space - 5**
FINAL WARNING Ticket - Resident in Guest Space - 3
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 Landscaping focusing on tipping back summer growth and deadheading carpet roses and agapanthus. Additional kikuyu grass areas are being targeted for eradication. The Committee continues to work with the arborist at Lewis Tree Service and the Board to finalize the 2013 assessment of the 700 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.

www.1600hamiltonplace.org



Proposed Trash Disposal Policy

In the interest of environmental concerns, as well as reducing Home Owner Association expense, the Board is proposing the following policy regarding trash disposal to become effective after a 30-day review and comment period. All homeowners are welcome to provide their comments to the Board in the Open Forum prior to the October Board Meeting or via email to Bill Hubbard before October 8th. The proposed policy is as follows:

"The 1600 Hamilton Place Community Association provides trash enclosures for the use of residents. Each trash enclosure contains at least two dumpsters. Items being disposed should be separated with recyclables placed in the white recycling dumpster and non-recyclables placed in the green waste dumpster. Yard waste should never be placed in either dumpster, but placed on the street at a designated green waste collection point no earlier than a day before collection on Wednesday morning.

As indicated by the signage in each enclosure, all cardboard boxes placed in a recyclable dumpster must be broken down to take up as little space as possible so as to leave room for other residents and to avoid an overflow condition that will require the HOA to pay extra to have it removed. If the recyclable dumpster is full, a nearby dumpster should be used. Cardboard boxes that are not broken down should never be left in a dumpster or inside a trash enclosure. All trash should be placed in the appropriate dumpster and no trash should be left outside the trash enclosure.

Residents who violate this policy will be cited with a warning letter reminding them of the procedures to be followed regarding trash disposal and informing them that a repeat violation may be subject to assessment of a fine."

1600 Hamilton Place Security Report - August 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	2
• Resident Issues	3
• Suspicious Persons or Vehicles	2
• Other	0
Total Incidents	8

In addition, 16 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).

Real Estate Sales - July 2013

Sales at 1600 Hamilton Place as reported in the Mercury News Real Estate section: None reported

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

Hamilton Place Street Sweeping - 9/19 & 10/17

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.