

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

Scott Smithwick

President

Jeff Davis

Vice President

Ken Swezey

Secretary

Brian Finerty

Treasurer

Kathleen Hawker

Director

2014 Annual Budget Summary

Your Board of Directors approved the 2014 HOA annual budget at the October Board Meeting. As always, there were new issues to take into consideration as well as some trade-offs in order to meet our objective of minimizing monthly dues increases without affecting our continued needed build-up of reserves and without cutting back on increasingly required maintenance. It was not an easy task, taking a number of iterations to come up with the final budget.

The breakdown of the **new monthly budget of \$112,960** is as follows:

- **\$44,900 (40%) - Normal Reserves** - Funds held for use to handle future scheduled capital improvements and upgrades, such as roofing, streets, fencing, painting and renovations.

- **\$22,990 (20%) - Utilities** - Water, trash, electricity, gas, telephone.

- **\$21,350 (19%) - Corporate** - Insurance, management, printing/postage, assessment contingency, licenses, taxes, legal, audit, social committee.

- **\$19,020 (17%) - Maintenance** - Landscaping, security, trees, gutter cleaning, janitorial, pools, lighting, pest control, fire

extinguishers.

- **\$3,700 (3%) - Repairs** - General repairs, plumbing, pools, sprinklers, lighting, roofs.

- **\$1,000 (1%) - Earthquake Reserve** - A reserve fund that will allow us to cover deductibles in the event of earthquake damage and to reduce earthquake insurance coverage in the future.

As indicated, the funding of our two reserve accounts makes up 41% of the monthly budget. The remaining 59% covers the routine operating expenses. The Board practices a prudent spending approach that takes into account our stewardship responsibility to you, the owners of our beautiful community.

In order to address the effects of inflation and the increased need for maintenance expenditures resulting from the age of our complex, the monthly assessments for 2014 are increased by 4.63 to 5.41%. The Board feels that such assessments remain competitive and will continue to strive to minimize future increases.

A copy of the 2014 budget will be mailed under separate cover to all homeowners in November.

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, December 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 homeowner.

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, January 15, 2014, at 7:00 pm in the Clubhouse.**

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

Annual Tree Maintenance Project

Lewis Tree Service has completed this year's trimming of our trees. The tree trimming work includes shaping/balancing, size maintenance, canopy thinning and deadwood removal. The HOA follows a 3 year cycle, meaning that one-third of our trees are trimmed every year.



Landscape Committee Co-Chairs Maryalice and Sheba have worked with the arborist from Lewis Tree Service to update the tree inventory listing for each one of the approximate 700 trees in our community.

The removal of smaller trees that were

dead/diseased or that encroached on buildings, hard-scape or utility lines has already been accomplished. The Lewis Tree Service arborist is working with the City of San Jose to finalize the permit to remove one "ordinance size" eucalyptus tree on Greenwich Court that has damaged the entrance roadway and the sewer function.

The City requires replacement trees to be planted within a month, usually at a higher rate than the number of trees removed (based on the size of the trees removed and total number of trees in the community).

HOA BIZ - What's Happening around Hamilton Place

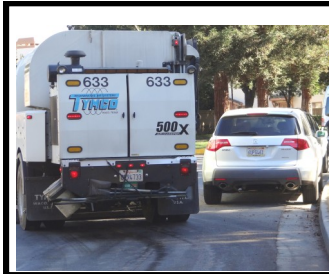
- **Gutter Cleaning** - Four Seasons Roofing has completed the first gutter cleaning and, weather permitting, will do a second cleaning in early January. The contract includes a "no clog" warranty until May 1, 2014. If you see that your gutter has become clogged, contact CMS Customer Service during normal business hours with the location of the clog. They will arrange for Four Seasons Roofing to address the problem.
- **Fireplace Wood Burning** - Starting November 1st, a first offense fireplace wood burning on a declared "spare the air" day will require the offender to take a wood smoke class on-line that addresses the hazards of wood smoke. Failure to complete the class will result in a \$100 fine.
- **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 five minutes to signup and list the three most common junk mail circulars that end up in your mailbox every week - Pennysaver, Redplum and Valpak. You don't have to put in any account name or number and you can list other items and catalogs very quickly. Fast and easy.
- **Green Waste Pickup** - Green waste is picked up early on Wednesday morning. Please do not put your green waste out early so it doesn't get blown away and everyone else doesn't have to look at it.
- **Holiday Decorations** - End-of-year holiday decorations may not be put up until the Thanksgiving holiday and must be removed by January 15th.
- **Welcome Wagon** - Welcome to Chris on Greenwich, Kevin on Ashmeade and Laurentiu on Greenwich.

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.

'Tis the Season

With the Holiday season coming upon us, keep in mind that there are people around who look for opportunities to do their shopping with anything left in sight in your car. We always have a few car burglaries at the end of the year because residents leave packages or boxes in their car in full view. Take it inside or put it out of view.



The monthly cleaning of the Hamilton Place loop by the City of San Jose is particularly needed during the fall and winter. Please move your car so the sweeper can do its job on the 3rd Thursday of each month, usually between 10-11 am.

Monthly Parking Summary - October 2013

WARNING Ticket - Resident in Guest Space - 7
FINAL WARNING Ticket - Resident in Guest Space - 2
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 - 2
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.

1600 Hamilton Place Security - October 2013

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

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

Total Incidents 1

In addition, 74 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).

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 working on tipping back summer growth and focusing on leaf and debris clean up. The 2013 kikuyu grass reseeding project is nearly completed and Medallion will continue to monitor the situation, reseeding and spot-spraying as needed.

The annual tree trimming/removal project is near completion and replacement trees will be planted in the next month, some in locations where trees were removed and some in new areas. Lewis Trees has cut back the roots of two hackberry trees by the main pool to allow repair to the heaved sidewalk and to prevent further hardscape damage.

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

Real Estate Sales - September 2013

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

- 1936 Huxley Court (1071 sf) - \$510,000 (9/12/13)
- 1336 Greenwich Court (1071 sf) - \$525,000 (9/30/13)
- 1852 Ashmeade Court (970 sf) - \$405,000 (10/2/13)

There have been 18 sales reported in 2013 through October 2nd, averaging \$485,333. In 2012, there were 20 sales, averaging \$425,925.

Hamilton Place Street Sweeping - 11/21 & 12/19

The 3rd Thursday of every month is the scheduled City sweeping date for the Hamilton Place loop (as early as 8 am). Please move your car by 8 am for the sweeper. Signs will be posted on mailbox bulletin boards.

www.1600hamiltonplace.org

