

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

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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, January 14, 2014** 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.

Happy Holidays to All !!

In the busy world we live in, it is sometimes difficult to slow down and appreciate the finer things in life. Our lives at 1600 Hamilton Place are better than most. We are very lucky to live in such a beautiful, clean and safe neighborhood.

The common space that we share with our neighbors often requires us to interact with our neighbors more than if we lived in single family homes. It is oftentimes a delicate balance, requiring patience and understanding.

As you celebrate the Holiday Season, take time to wish your neighbors well. Exchange contact information so you can remain in touch, for personal and emergency purposes. Value what we have and do what you can to foster a spirit of neighborliness.

Holiday Community Social

About 40 residents attended the Holiday Community Social at the Clubhouse on Sunday, December 8th. The event was hosted by Carl & Helen Middione, Ann Seckinger and Suzanne Selby, assisted by Lou Calvert, Brian Finerty, Jeff Davis & Ken Sweezey.

The Clubhouse was decorated for the holiday season and was filled with light-hearted conversation and holiday spirit. The fresh-cooked hors d'oeuvre and appetizers were especially nice, with the apparent crowd favorite being Helen's famous cheese bread.



HAPPY HOLIDAYS !

HOA BIZ - What's Happening around Hamilton Place

- Board of Director Elections** - There are two Board positions up for election in March. Current Board members Scott Smithwick and Ken Sweezy are at the end of their terms. If you are interested in running for one of these positions, please let one of the Board members or Bill Hubbard know by January 13th.
- 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.
- 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.
- Dryer Vent Cleaning** - 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 for reimbursement.

Monthly Parking Summary - November 2013

WARNING Ticket - Resident in Guest Space - 4
 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 - 5
 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.

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 leaf and debris clean up. The 2013 kikuyu grass reseeding project is complete and Medallion will continue to monitor the situation, reseeding and spot-spraying as needed.

The annual tree trimming/removal project is nearly complete with replacement trees to be planted when the weather permits, some in locations where trees were removed and some in new areas. Plans for the next phase of the hedge and turf renovation projects are underway to begin in the spring.

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

www.1600hamiltonplace.org



2014 Monthly HOA Assessments

All homeowners were mailed a copy of the 2014 Approved Budget in November. The 2014 assessments are as follows:

		2013	2014
Plan A	(920 sf)	\$338.88	\$357.54
Plan B	(1102 sf)	\$353.57	\$372.08
Plan C	(1366 sf)	\$374.87	\$393.17
Plan D	(1572 sf)	\$391.49	\$409.62
Plan E	(1512 sf)	\$386.65	\$404.83
Plan F	(982 sf)	\$343.89	\$362.50

The new assessment amount will be reflected in your January Statement. Please ensure to adjust your payment accordingly (check or auto payment through your bank).

Holiday Decorations

The Board of Directors would like to remind all residents that exterior holiday decorations and lights are welcome, however please make sure that all decorations are removed by no later than January 15th. You may dispose of your Christmas tree in one of the designated areas on Hamilton Place for the regular City pickup on Wednesday morning. Please do not discard your tree or other green waste until after the weekend. All ornaments and stands must be removed. Thanks!

1600 Hamilton Place Security - November 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, 78 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. It's been a few months since we've had a garage break-in. Hopefully, the perpetrators have moved on for good!

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 - October 2013

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

- 1303 Greenwich Court (1071 sf) - \$585,000 (10/11/13)

There have been 19 sales reported in 2013 through October 11th, averaging \$490,579. In 2012, there were 20 sales, averaging \$425,925.

Hamilton Place Street Sweeping - 12/19 & 1/16

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.