

# 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

## Hamilton Place Architecture

In addition to the quiet, friendly neighborhood atmosphere, there's a number of things that distinguish 1600 Hamilton Place from other condominium complexes in the area. Some special features are the broad Hamilton Place circular roadway with full sidewalks, mature vegetation, open green space and the architecture that makes up our buildings and homes.



When Broadmoor Homes designed the 1600 Hamilton Place Villages in 1981, it was recognized for design excellence at the Pacific Coast Builders Conference. The "continental design" of the Villages brought together 298 individual units in 38 separate buildings with common architectural features that tie everything together into one cohesive neighborhood.

Thirty years later, these design standards have been maintained as intended, retaining the village character of the complex. The Board of Directors is responsible to maintain these architectural standards as specified in the Covenants, Conditions and Restrictions (CC&Rs). You can see these Architectural Guidelines on the [www.1600hamiltonplace.org](http://www.1600hamiltonplace.org) website.

The Architectural Guidelines state that "any addition to an existing building, any exterior alteration, modification, or change to an existing building or area, or any new detached structure must have the approval of the Committee before any work is undertaken". Specifically included are guidelines for exterior lighting replacement, exterior painting, front door replacement, garage door replacement, screen doors, window replacements, satellite dish installations and window coverings. The Architecture Approval Request Form on the website (or from Bill Hubbard) must be used for all changes to your unit or garage and must be approved by the Architecture Committee in advance of any work taking place.

Ongoing architectural issues are discussed in the monthly Board Meetings. Recent discussion topics have concerned patio designs, access to common utilities (water, sewer, electric and gas) and window replacements.

Please come to any Board Meeting for more discussion of ongoing architecture issues in 1600 Hamilton Place.

## 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, February 11, 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, February 19, 2014, at 7:00 pm in the Clubhouse.**

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

## Holiday Social Cheesy Bread Recipe

One of the crowd favorites at the Holiday Community Social in the Clubhouse was co-host Helen Middione's cheesy bread. She has graciously agreed to pass on the Middione family secret recipe:

Mix the following ingredients in a bowl

One half cup of mayonnaise

One cup of grated mozzarella cheese

One cup of finely chopped onion

Cut one loaf of baguette bread into thin slices (about 3/8" thick)

Spread the mixture onto the baguette slices.

Place on a baking sheet pan and broil for two to three minutes or until golden brown (watch carefully as they burn quickly).

Your guests will be pleasantly surprised.

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

- 2014 Monthly HOA Assessments** - Please ensure you've adjusted your monthly assessment payment to CMS as follows:
 

Plan A (920sf)	\$357.54
Plan B (1102sf)	\$372.08
Plan C (1366sf)	\$393.17
Plan D (1572sf)	\$409.62
Plan E (1512sf)	\$404.83
Plan F (982sf)	\$362.50
- Gutter Cleaning** - Four Seasons Roofing has completed the second gutter cleaning. 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 exact location of the clog. They will arrange for Four Seasons Roofing to address the problem.
- Fireplace Wood Burning** - 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.
- 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.
- Holiday Decorations** - All holiday decorations should now be removed.

**Reminder**

Payment is due by the 15th of the month or a 10% late fee is assessed to your account.

## Monthly Parking Summary - December 2013

- WARNING Ticket - Resident in Guest Space - 8
- FINAL WARNING Ticket - Resident in Guest Space - 3
- TOW Ticket - Resident in Guest Space - 1
  
- WARNING Ticket - Resident over 24 hours in Open Space - 2
- 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 - 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 leaf and debris clean up. Plants that have been damaged by the winter freezes will be pruned once the weather warms up and new spring growth appears. The annual tree trimming/removal and replacement project is complete with the exception of one ordinance-size eucalyptus tree at the Greenwich Court entrance that is damaging the hardscape and sewer function. The San Jose permit application has been submitted by the Lewis Tree Service arborist. 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)



## Homeowner Insurance

All owners/residents should carry an HO-6 Condo Insurance Policy to cover the \$10,000 deductible on the Community Association's master insurance policy as well as to protect their personal property (furniture, appliances, A/C equipment, etc) and any inside damage event (fire, water leak, etc) not covered by the Association.

Another valuable coverage is Loss Assessment coverage that may occur if and when owners are assessed a special amount to cover losses which the Association is not able to cover.

The cost of an HO-6 policy is only a few hundred dollars per year. This cost is kept low because of the fact that the Association carries major overall insurance. Coverage is available through any insurance broker including your auto insurance company. We highly recommend this policy as an inexpensive way to protect your investment in your own personal property. Banks require an HO-6 insurance policy as part of their mortgage requirements, so please make sure you have one and it is periodically updated to reflect current values.

## Board of Directors Elections in March 2014

There are two Board positions up for election in March. Current Board members Scott Smithwick and Ken Sweezey are at the end of their two-year terms. A Board of Directors election packet will be mailed to all homeowners within the next 2-3 weeks. Please follow the voting instructions in the packet and submit your secret ballot no later than 5pm on March 10th. **PLEASE VOTE!**

**Note:** The Community Association Annual Meeting is on Tuesday, March 11th at 6:30 pm in the Clubhouse.

## 1600 Hamilton Place Security - December 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	3
• Suspicious Persons or Vehicles	0
• Other	0
<b>Total Incidents</b>	<b>3</b>

In addition, 56 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.

## Real Estate Sales - November 2013

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

- 1322 Greenwich Court (1071 sf) - \$525,000 (11/8/13)

There have been 20 sales reported in 2013 through November 8th, averaging \$492,300. In 2012, there were 20 sales, averaging \$425,925.

## Hamilton Place Street Sweeping - 1/16 & 2/20

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.