

# 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

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, March 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, March 19, 2014, at 7:00 pm in the Clubhouse.**

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

## Water - HELP!

We all know that we're in a "world of hurt" when it comes to water, not only for our Homeowner Association, but also for the entire State. In 2013, the Newsletter had 7 articles about water, beginning in January with a Water Conservation article that Past-President Conrad Sanford wrote for the October 2009 Newsletter.

In 2009, Conrad wrote that the HOA was spending "\$10,000 per month for water and that we will be facing additional rate increases over the next year". Unfortunately, that forecast of additional rate increases from San Jose Water Company has borne out every year since then. We spent \$13,000 per month in 2013. Our 2014 monthly budget for water is \$14,000. Excluding Reserve contributions, the water bill accounts for over 20% of our total monthly operating expenditures.

In 2009, Conrad wrote that "our long-term landscape management plan also includes additional drought-tolerant plants as replacements for overgrown shrubbery as part of the landscape renovation project". All of that is still true. The Board Members since then, along with the Landscape Committee Co-chairs Maryalice and Sheba, are still focused on that drought-based plan.

Almost all of the thirsty ivy is gone. We have split watering zones to convert many small sections of thirsty grass with planting beds of drought-tolerant plants on drip irrigation. Over the past 3 years, we have invested in digital watering systems and controllers that receive weather data from satellites. We got rebates from the Santa Clara Valley Water District.

Unfortunately, our efforts to reduce the amount of water we use have been offset by rate increases from the Water Company. The future doesn't look any better.

Water conservation at home also helps and everyone can help out by:

- Adjusting patio watering according to the weather and season
- Using water-saving shower heads
- Installing water-saving toilets and washing machines (rebate information available at [www.valleywater.org](http://www.valleywater.org))
- Using drip systems in your patio
- Bathing together
- Reporting common area irrigation problems to Community Management.

We encourage you to act responsibly in this regard to protect this valuable resource, and at the same time, help keep the HOA water costs under control.

## 1600 Hamilton Place Website

The HOA website has a wealth of information for residents regarding the ins & outs of living in a Common Interest Development such as ours. Recent Newsletter references to the website have been for architecture guidelines, parking rules, landscaping guidelines, Architecture Change Application and the CC&Rs (Covenants, Conditions and Restrictions) that we all live by.

Resident Rick Arellanes has been the volunteer Webmaster for the past 9 years, managing the website. Working with the Board of Directors, Rick put together the foundation for the website and has developed it over the years into the

multi-faceted library of homeowner information that we all may need to reference on occasion.

Webmaster Rick reports that the website had 10,474 visits in 2013, averaging close to 30 visits per day. The number of visits continues to increase.

Recent comments to Bill Hubbard and the Board of Directors have been very positive and complimentary about the website. We give our sincere thanks to Rick for his many years of volunteer service to the Homeowner Association.

If you haven't had the opportunity to explore the HOA website yet, please check it out.

[www.1600hamiltonplace.org](http://www.1600hamiltonplace.org)

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

- **Annual Meeting of Members** - The Annual Meeting of the members of the 1600 Hamilton Place Homeowners Association will take place at 6:30 pm on Tuesday, March 11, 2014 in the Clubhouse. Please see the attached Meeting Notice and Agenda for additional information. The March Board of Directors meeting will follow the Annual Meeting.
- **Gutter Cleaning** - Please contact CMS Customer Service to report any clog in your gutters. They will arrange for the contractor to return to fix it.
- **Fireplace Wood Burning** - Bay Area Air Quality Management District "winter spare the air days" end on February 28th. 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.
- **Greenwich Court Excavation** - Check out the gas line repairs taking place near the Greenwich mailboxes. Greenwich and Ashmeade Courts were built in phase 1 of the complex in the early 80's and the years of use, corrosion and root contact have caused gas line leaks over the past 5 years. Repairs are being done by Consolidated Plumbing and should be completed in early February, with landscape renovation done shortly thereafter. Since the gas line for each unit uses a common trench, all gas lines for the building are being changed now to avoid future problems.
- **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.

## Monthly Parking Summary - January 2014

**WARNING Ticket - Resident in Guest Space - 2**  
**FINAL WARNING Ticket - Resident in Guest Space - 0**  
**TOW Ticket - Resident in Guest Space - 0**  
  
**WARNING Ticket - Resident over 24 hours in Open Space - 1**  
**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 - 1**

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 the trimming of the crepe myrtle and pear trees. Medallion will cut back the plants with frost damage once the danger of frost is past. They do not anticipate any permanent plant loss and think that most of the plants will come back.

The Committee and Medallion have discussed the potential impact of a probable 20% water cutback by San Jose Water. We are still waiting for permit approval to remove the ordinance-size eucalyptus tree at the Greenwich Court entrance that is damaging the hardscape and sewer function.

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)



## Parking Rules and Regulations

The HOA parking rules and regulations are attached for all resident's information. They are also posted on the mailbox bulletin boards and on the Association website at [www.1600hamiltonplace.org](http://www.1600hamiltonplace.org). They apply to the interior streets managed by the Association.

The City of San Jose is responsible for the parking on the Hamilton Place loop. When requested, they enforce the California Vehicle Code (section 22523) for abandoned vehicles, requiring all vehicles to move every 72 hours.

## Master and Earthquake Insurance Renewal

The master and earthquake insurance packages will renew on March 24th. Additional information regarding the renewal rates and levels of coverage will be included in the April Newsletter. The Association typically borrows money from the reserves to pay off the annual premiums for the insurance package at the time of the renewal and then pays back the reserves by the end of the fiscal year.

## Board of Directors Elections in March 2014

There are two Board positions up for election in March. Current Board members Scott Smithwick and Ken Sweezy are at the end of their two-year terms. A Board of Directors election packet has been mailed to all homeowners. Please follow the voting instructions in the packet and submit your secret ballot no later than 5pm on March 10th.

**PLEASE VOTE!**

## 1600 Hamilton Place Security - January 2014

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	1
• Other	0
<b>Total Incidents</b>	<b>2</b>

In addition, 53 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 - December 2013

No sales in the 1600 Hamilton Place Community Association were reported in the Mercury News Real Estate section.

There were 20 sales reported in 2013, averaging \$492,300 (+15.6% over 2012). In 2012, there were 20 sales, averaging \$425,925.

## Hamilton Place Street Sweeping - 2/20 & 3/20

The 3rd Thursday of every month is the scheduled City sweeping date for the Hamilton Place loop (usually around 10 am). Please move your car for the sweeper.

# **1600 HAMILTON PLACE COMMUNITY ASSOCIATION**

To: All Homeowners  
From: Board of Directors  
Date: February 15, 2014  
Re: Notice of Annual Meeting on March 11, 2014

NOTICE is hereby given that the Annual Meeting of the 1600 Hamilton Place Community Association will be held at the Association Clubhouse on Tuesday, March 11, 2014.

The meeting will begin promptly at 6:30 PM.

The purpose of this meeting will be to update the members on the state of the Association as well as to discuss current issues before the Board.

## **AGENDA**

- I. Call to Order – 6:30PM
- II. Introductions
- III. President's and Committee Reports
- IV. Other Business
- V. Open Forum
- VI. Adjournment

# **1600 Hamilton Place Community Association**

## **Parking Rules and Regulations (Effective March 9, 2010)**

1600 Hamilton Place Community Association Parking rules are based upon the provisions for Project Rules, as permitted in the "Codes, Covenants, and Restrictions" of the Association, Article III, "Homeowners Association", and Article IX, "Use of Properties and Restrictions". The rules below are compilations of these provisions and supplemental rules as permitted for parking on the premises.

1. Owners or tenants (hereafter called "Residents") must park their vehicles in their garage, carport, reserved parking space, or an unmarked (hereafter called "OPEN") parking space, in accordance with these rules.
2. Residents are not to park in parking spaces designated "GUEST ONLY".
3. "OPEN" parking spaces must not be occupied by the same vehicle (Resident or Guest) for more than 24 consecutive hours.
4. Guests may not use a "GUEST ONLY" marked space for more than three (3) consecutive days or on three (3) separate occasions within an entire seven-day period unless approved by prior arrangement with the Management Company, on behalf of the Board. If a GUEST vehicle is parked in a "GUEST ONLY" marked space on more than three (3) separate occasions within a seven-day period, such vehicle will thereafter be expected to adhere to the parking rules set forth for Residents.
5. Absolutely NO PARKING is permitted in Fire Lanes or along red curbs at any time. All private streets within the 1600 Hamilton Place complex – Ashmeade Court, Greenwich Court, Huxley Court, Donovan Court, and Foxhall Loop -- are considered Fire Lanes and must be kept clear for the passage of emergency vehicles at all times. Vehicles parked in these areas may be towed at the owner's expense without warning. If you need to temporarily park a vehicle behind a garage in order to load or unload items, the vehicle must be attended at all times by a licensed driver.
6. Commercial vehicles over 3/4 ton and all other vehicles such as boats, trailers, or any variety of motor homes, campers, recreational vehicles, or personal items of any sort ARE NOT permitted to park in driveways, on Community streets, "OPEN" spaces or in "GUEST ONLY" marked parking spaces. Exception to this parking restriction is made for attended vehicles for a reasonable period of time, i.e., for loading and unloading, provided that no interference is made to the free movement of emergency vehicles and the vehicles of residents and guests. "Attended" is defined as a licensed driver being present at the vehicle while it is being loaded or unloaded.
7. No repairs of any vehicle shall be undertaken upon the Community streets or in the carports, Reserved parking spaces, "OPEN" parking spaces, or in "GUEST ONLY" marked parking spaces. Vehicles dripping oil, gas, or other fluids on the parking areas are prohibited. Damages to parking spaces will be the responsibility of the vehicle owner. Car washing is restricted to the two designated areas located on Greenwich Court and Foxhall Loop.
8. After receiving two warnings for the same violation, vehicles or other equipment parked or stored in violation of these may be subject to tow-away removal or such other action by the Board as it may deem necessary. All costs incurred in the removal of such vehicles and equipment, including, but not limited to, towing and storage expenses and attorney's fees, if applicable, will be charged to the owner of the vehicle or equipment involved.
9. Garage doors should be kept closed except when necessary for movement of motor vehicles, access to items or when occupied.
10. Parking on public streets within the Community will be subject to the City of San Jose parking ordinances.
11. All vehicles parked within the 1600 Hamilton Place Community must display current DMV tags.

If you have a special circumstance that requires an exception to the rules on this page, please contact the Association Manager Bill Hubbard, at 408-559-1977. The Association has currently contracted with Rebellos Towing (408-295-5121). Any vehicle removed from the Association premises may be retrieved at Rebellos Towing. The phone number for Rebellos Towing has been posted on the "Parking Restricted" signs at the entrance to all Association private streets.