



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER DECEMBER 2015

www.1600hamiltonplace.org

Next Board of Directors Meeting

The next Board of Directors meeting will be held in the clubhouse on Tuesday, January 12, 2016. Open Forum starts at 6:30PM and is the time set aside for homeowners to address the Board of Directors. The Board meeting starts promptly following Open Forum. An agenda for the meeting is posted at the mailbox kiosks 5 days prior to the meeting date.

Email Communication Reminder

Please remember that either "1600 Hamilton Place" or your specific unit address must be included in the SUBJECT BOX of all emails sent to Bill Hubbard at Community Management Services or they will not be opened.

Bill Hubbard, Association Manager
Community Management Services
1935 Dry Creek Rd, Suite 203
Campbell, CA 95008
(408) 559-1977 (24/7) / FAX (408) 559-1970

bhubbard@communitymanagement.com

(1600 Hamilton Place or your unit address
must be included in SUBJECT BOX of all
emails)

1600 Hamilton Place Security Office:
408-371-1715 (voicemail)

Board of Directors

President: Scott Smithwick
Vice President: Jeff Davis
Secretary: Kathleen Hawker
Treasurer: Brian Finerty
Director: Tony Sanchez

1600 Hamilton Place Website

The most recently approved Board of Directors meeting minutes, as well as the most recent Landscape Committee meeting minutes, are both available for review on the association's website at www.1600hamiltonplace.org.

Restated Bylaws Approved!

The members approved the Restated Bylaws by a vote of 137 for, 13 against, 4 blank ballots. The Board would like to thank those members who participated in the voting. Once the Restated Bylaws are signed and notarized, the final approved copy will be made available for your files.

Holiday Boxes

Please break down and place your cardboard boxes inside the white recycling bins or blue totes. If you see a bin or tote already filled with boxes, please either wait until the next service day (Tuesday and Fridays) or take your boxes to another trash/recycling corral. The association must hire someone to come and break down and recycle any boxes that are left outside or inside of the corrals, which costs the association (YOU!) money.

Board of Directors Elections in March, 2016 –Candidates Needed

If you are interested in running for one of the 2 Board positions up for election in March, 2016, please contact manager Bill Hubbard by no later than January 12, 2016 or attend the January, 2016 Board meeting. This is your opportunity to get more directly involved in the policy-making decisions for the association.

Neighborhood Watch

During this time of year, unfortunately, there is always an increase in burglaries throughout the bay area. Please keep the following suggestions in mind:

1. Do not keep your garage door open unless you are in the garage
2. Keep all doors and windows closed and locked when you are not home.
3. Keep car locked and all valuable items out of sight when parked outside your garage.
4. Keep an eye out for any suspicious activity within the complex and report it IMMEDIATELY to the police.

If everyone gets involved in the neighborhood watch, this can be a happy and safe holiday season!

Holiday Decorations

The Board of Directors would like to remind all residents that exterior holiday decorations/lights are welcome, however please make sure that all decorations are removed by no later than January 30, 2016. The Board thanks you for your cooperation and wishes all residents of 1600 Hamilton Place a very HAPPY HOLIDAY SEASON and HEALTHY NEW YEAR!

Please dispose of your Christmas trees **on Tuesdays** in one of the four Green Team landscaping waste disposal sites along Hamilton Place. **ALL ORNAMENTS AND STANDS MUST BE REMOVED!**

Information Regarding Crime Prevention

Please review the following crime preventions tips:

What is Auto Burglary – the theft of property from a SECURED vehicle, which is a felony.
What is Theft from Auto – theft of property from an UNSECURED vehicle, which is a misdemeanor.

There are three elements needed to commit a crime – desire, ability, and opportunity. Complacency creates opportunity and ability. If you can remove the opportunity or ability, you can help prevent crime. The following items are most commonly stolen from vehicles:

Briefcases, cash, computers, cell phones (and chargers), CDs, day planners, stereos and faceplates, wallets (even under seats), garage door openers, gym bags, jewelry, keys, mail, purses, and tools.

How Can Auto Burglary Lead to Residential Burglary? Garage door opener or house key in car + registration or mail in car = Home Burglary.

Vehicle Registration – black out the address on your registration and photocopy it.

Keep the copy, not the original, in your car.

Mail – do not leave outgoing or incoming mail in your car, especially where visible.

This has your name and address on it.

Garage Door Opener – avoid leaving this in your car

Keys – never leave keys in your car

This Is What Your Car Looks Like to a Thief:

Remove visible items from your vehicle.

Lock Up – even for quick errands, and make sure all windows are closed, including vent windows and sunroofs.

Buy an alarm and use it.

Park Safely:

At home, park in your garage and lock all access doors to garage.

Park in well lighted areas

Check to see that your vehicle is visible from pedestrian and vehicular traffic.

Avoid alleys.

Hopefully, you find these tips useful and have a safe and uneventful holiday season!

Garage Sales

Although garage sales are not specifically prohibited by the governing documents for the association, the Board of Directors does discourage them because of the limited access to parking and the City of San Jose ordinance requiring that all Fire Lanes be kept clear at all times. A solution to this would be to participate in a garage sale with a friend who lives outside of the complex or donate items to a charity. If you do need to have something hauled away, there are a number of companies listed under "HAULING" in the yellow pages. Please keep in mind that, if you do plan on having a garage sale, the rules and regulations for the association prohibit the placing of any personal items or signs out in the common area without prior approval from the Board.

Gutter Cleaning

Four Seasons Roofing has completed the first gutter/downspout cleaning with a second cleaning to follow in January, 2016. The cleaning carries a "no clog" warranty until May 1, 2016. If you see that your downspout has become CLOGGED **after** the initial cleaning, please contact the CMS customer service dept during normal business hours WITH THE EXACT LOCATION OF THE CLOG and they will arrange for Four Seasons Roofing to address the problem.

Landscape Committee Meeting

There will be no committee meeting in December.