

1600 Hamilton Place Community Association HOA Newsletter

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Vice President

Ken Swezey

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Carl Middione

Treasurer

Heath Birkendahl

Director

Water Conservation - Conrad Sanford - President

*Water, water, every where,
And all the boards did shrink;
Water, water, every where,
Nor any drop to drink.*

Verse from the
"The Rime of the Ancient Mariner"
By Samuel Taylor Coleridge

One of the current Agenda items for your Board of Directors is the annual budget. We reconcile the current year's expenses and establish the plan for next year. Our primary budget objective is to not increase the monthly homeowner assessments.

The most significant area of our Association operating budget is water usage. We spend over \$10,000 per month and will be facing additional rate increases over the next year. Water accounts for nearly 20% of our total operating expenditures.

As you've seen around the complex, we have been removing grass and ivy in many areas, replacing them with drought-tolerant plants. Our long-term landscape manage-

ment plan also includes additional drought-tolerant plants as replacements for overgrown shrubbery as part of the landscape renovation project.

Associated with these projects are the splitting of watering zones and the addition of water-saving drip systems and watering control systems linked to weather satellites. Our Landscape Committee (Maryalice and Sheba) is working with the Santa Clara Valley Water District to obtain rebates for many of these projects.

Since water is paid for through your homeowner's dues, it behooves us all to do our part at home to help keep the Association costs and our dues in check. You might want to check out these websites: www.wateruseitwisely.com and www.ecy.wa.gov/programs/wr/ws/wtrcnsv.html. With the media attention to this global matter, we're all aware of the many small things that we can do to reduce usage and we encourage you to act responsibly in this regard.



Community Management Services

1935 Dry Creek Rd, Suite 203
Campbell, CA 95008

Customer Svc: **408-559-1977**

Association Mgr: Bill Hubbard

bhubbard@communitymanagement.com
(Please include 1600 Hamilton or your unit address in the email subject box)

1600 Hamilton Place Security Office:
408-371-1715

Next Board Meeting/Open Forum

The next Board of Directors meeting is scheduled for **Tuesday, November 10, 2009 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. 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.

Landscape Committee Meeting

Co-Chairs Maryalice Heim/Sheba Solomon

The next Landscape Committee meeting is scheduled for **Wednesday, November 18, 2009, at 7:00 pm in the Clubhouse.** Please submit any landscaping requests, in writing, for the committee's consideration.

Hamilton Place Parking - Ken Swezey - Secretary

You may have noticed a number of vehicles parked on the Hamilton Place loop that never seem to be moved. There appears to be as many as 15 vehicles that are seemingly rarely used and parked in the same space for weeks on end. They are generally very dirty and tend to be older vehicles.

There are a number of homeowners who have been working to get the attention of some of these vehicle owners and leaving notes to have them move the vehicle in accordance with California Vehicle Code (section 22523). That code states that a vehicle is considered abandoned or stored if it is not moved every 72 hours. The code applies to

all vehicles, including motorcycles, cars, trailers, trucks and RVs.

In some cases, selected vehicles have been reported to the San Jose Department of Transportation and subsequently tagged, requiring the owner to move the vehicle in 3 days or be ticketed and towed.

If you have one of these rarely used vehicles, please consider your neighbors and either abide by the parking code or remove the vehicle from the area. It will make our neighborhood more attractive, keep up our property values and make more parking spaces available for other homeowners.

We'll be sending a copy of the monthly Newsletter to the Hamilton Corners and Hamilton Cottages homeowner associations to communicate this parking information to their homeowners who also use Hamilton Place for parking.



HOA BIZ - What's Happening around 1600 Hamilton Place

- **Gutter Cleaning** - The Association has arranged to have the gutters and downspouts cleaned during November, weather permitting. Notices will be posted at all mailbox kiosks the week prior to the start of the project. Please follow the instructions and ensure all personal furniture and items are moved or covered in the areas to be cleaned. The cleaning includes a "no clog" guarantee until May 1, 2010. If you see that your downspout has become clogged after the initial cleaning, please contact CMS Customer Service.
- **Concrete Walkways** - All walkways in the complex have been checked and have been either ground-down to level or replaced as necessary.
- **Foxhall Mailbox Kiosks** - The two old concrete pads have been removed and will be planted.
- **Clubhouse Renovations** - The Clubhouse painting and rug cleaning has been completed, as well as new lights and chairs. Work is continuing.
- **Mailbox Bulletin Boards** - Community bulletin boards have been installed at the Huxley, Greenwich, Donovan and Ashmead mailbox kiosks. They are exclusively for homeowner and management use.

Monthly Parking Summary - September 2009

Warning Ticket - Resident in Guest Space - 15
 FINAL Warning Ticket - Resident in Guest Space - 5
 TOW - Resident in Guest Space - 1

Warning Ticket - Resident over 24 hours in Open Space - 3
 FINAL Warning Ticket - Resident over 24 hours in Open Space - 1
 TOW - Resident over 24 hours in Open Space - 2



With the cost of a TOW about \$250, homeowners are encouraged to know the Association parking rules and to follow them. All Association parking rules and regulations can be found at www.1600hamiltonplace.org.

Landscape Committee Report

The Board of Directors provides a budget to the Committee, which determines the guidelines that the Committee must adhere to in planning for landscaping maintenance and upgrade projects. Currently, the Committee is working on the following projects:

- **Tree Removals and Replacements** - Lewis Tree Service will be removing 20 trees throughout the complex that are diseased or overgrown for the area. Some trees will be replaced where space permits. Notices will be posted on affected trees located in parking areas so homeowners can move their vehicles.
- **Tree Trimming** - Selected tree trimming will continue throughout the Fall as specified in the 3 year tree management plan.
- **Landscape Renovations** - Work will continue in a number of areas throughout the complex, replacing grass and ivy planting beds with drought tolerant shrubs and plants, mulched and edged.

www.1600hamiltonplace.org



Community Social Fun!!

Many homeowners enjoyed the 3rd annual Social at the Clubhouse on a warm Saturday afternoon last month.



Holiday Decorations Contest



With the Holidays approaching, we are looking for a few homeowners to judge Holiday decorations throughout the complex on the weekend of December 19 and 20. Please decorate your home and have your lights on both nights until 10 pm. Let one of your Board members know if you're interested in walking around to check them out. It should be fun! We'll have the best displays featured in the January Newsletter.

Yard Clippings Alert!

Have you noticed yard clippings left behind on the Hamilton Place loop? That's probably because one of your neighbors dumped them there after the regular Wednesday pickup. The City picks up the yard clippings every Wednesday. Please hold your clippings until Monday or Tuesday so we don't have to look at them. Thanks!

GOT BUGS?

The Association maintains a contract with Bugbusters to keep our homes free of bugs. Harold from Bugbusters will spray the exterior of your unit at no cost to you. When you see ants and other insects inside or outside, call him at 408-262-1968. It's a good idea to check with your immediate neighbors to see if they are having the same problem and Harold can spray their units at the same time.

What Do You Think?

Your Board is working in many areas to maintain and improve our neighborhood. We hope you've noticed some of the areas that have been addressed over the past year and we value your input. Please try to come to the monthly Association meeting on the 2nd Tuesday of each month and participate in the Open Forum and listen in on the Board Meeting. The Agenda is posted in advance at all mailbox kiosks. Regular discussion topics include the ongoing landscape management plan, parking issues, homeowner correspondence and the budget.



Hamilton Place Street Sweeping

MARK YOUR CALENDAR!

The 3rd Thursday every month is the scheduled sweeping date for the Hamilton Place loop. Signs will be posted and notices put on cars to alert parkers of the upcoming street cleaning. Thanks!



Please do all possible to relocate your vehicle by 9 am.