

Dear Hamilton Homeowner,

We are having our annual "Owners Meeting" on Tuesday Jan. 24th at the Next Key Center here in Hamilton. The Owners Meeting differs from a regular board meeting. It's a chance to meet your community neighbors, discuss things you care about, and comment on how the association is being run. We'll have plenty of refreshments, drinks, desserts, etc. since many of us will not have time for dinner before our 6:30 PM start time. The Key Room is a very pleasant place to have a meeting.

Our founding legal documents give the association limited powers and duties compared to most HOAs. For our neighborhoods we are responsible for CC&R enforcement and Architectural Control. We also have a "Transportation Demand Management Program" (TDM) for both our neighborhoods and our commercial properties. Hamilton Field's board and members reflect our mixed-use community. Three board members represent commercial owners in Hamilton. Residential owners pay all the association dues. Commercial owners share the cost of the TDM program.

The Board has put several new processes and documents in place around our CC&R enforcement for home maintenance. Currently we only look at homes from the street view. Some owners have objected to how some homes look from the levee side. Does an owner only need to paint the front of their house if that's all we can see from the street? We welcome your comments.

We have seven different architectural committees – each with their own perspective. You need to have approval from your committee to change the paint colors of your home. The Traditions committee has developed "pre-approved" paint color palettes with the help of a colorist. We'll have their binder on display. Would you like the same for your neighborhood?

We all pay the Hamilton Community Facilities District (CFD) "tax" varying from about \$700 to \$2500 per year per home. The CFD \$\$ goes to the City of Novato. Nancy Kawata, board member for Traditions, has started a committee to collect and eventually publish information on how this \$\$ is being managed and spent by the city of Novato. Her committee will be making a presentation on the 24th.

As an association we can't always be pointing out the negative. So last year we initiated the "Hamilton Hero Awards". We gave recognition to owners who have contributed to our HOA and to our quality of life here in Hamilton. We presented awards to Tracey Ruiz of Traditions, John Posey of Southgate and Kimberly Bennett of Bayside. Please join us on the 24th to congratulate our 2017 award winners.

Warm regards,

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