

CHOOSE THE RIGHT ADULT* COMMUNITY

The Hamilton is the right place for residents with a **strong desire to retain independence and control over their lives and are ready to simplify.** Check the Desired Features that are important to you, then compare The Hamilton with Other Communities by asking **exactly** how they would handle your priorities. * One resident must be 55 years old.



Desired Features	❖ The Hamilton ❖	Other Communities
<input type="checkbox"/> We don't want to feel like we are cooped up after having a large home.	The Hamilton units average 1800 Sq Ft and range from 1350 to 2574 Sq Ft., and have high ceilings, lots of windows and ample storage space.	
<input type="checkbox"/> We have a pet we can't give up and want it to move with us.	Pets are welcome. Dogs and cats live here happily.	
<input type="checkbox"/> We want to stay physically and mentally active, do volunteer work, or continue working.	We provide a heated pool and exercise equipment. Many residents have private trainers. Life here frees you for pursuits.	
<input type="checkbox"/> We want management that completely represents us and not a corporation.	The Hamilton is run by a 7-person Board of residents. The manager and staff report to us. We have the last word on how The Hamilton is operated.	
<input type="checkbox"/> We want to retain our Prop 13 tax benefits.	Since you buy a condominium, you pay your own tax bill and may be able to transfer your Prop 13 basis as your tax rate here. (See your CPA)	
<input type="checkbox"/> We want to move to a community where the reserve fund protects us from surprise assessments.	The Hamilton has a fully funded reserve and requires an annual inspection to determine major expenses required year-by-year.	
<input type="checkbox"/> We want to be able to customize our unit.	Of course, and you can, as long as you adhere to architectural guidelines so you do not affect building integrity and sound-proofing.	
<input type="checkbox"/> We love fine restaurants and gourmet meals. We don't want to give that up.	No steam tables here! Dine with us. Our covenant mandates that our dinners are comparable with the finest restaurants and clubs in the area.	
<input type="checkbox"/> We enjoy having wine with our dinner is that an option?	Yes, you can bring your own bottle, with no corkage fee, or buy from our outstanding wine list, at cost.	
<input type="checkbox"/> We want to be free to travel.	You're free to leave without a worry. The staff will tend to your	

	unit, plants, mail, and more while you're away.	
<input type="checkbox"/> We don't want to do our own housekeeping or repairs.	We believe we have the finest housekeepers and facilities people around. For a modest fee, they can do just about anything for you.	
<input type="checkbox"/> We want out-of-town family to be able to stay here.	If you do not have room for them in your unit, we have two "hotel" rooms kept available with a ratio of 36:2 units, at a modest fee.	
<input type="checkbox"/> We want to feel secure.	There is someone on the desk 24/7 with video surveillance. All visitors must sign in. First floor units have individual unit alarming. Residents have security pendants to which the desk will immediately respond.	
<input type="checkbox"/> We don't want to have to drive for every errand.	The Hamilton is located directly adjacent to downtown Palo Alto. You can walk to AAA, banks, the library, movies, shops, the post office, parks, and restaurants. We have a Lincoln Town Car available M-F for trips <10 miles.	
<input type="checkbox"/> We should be free to use any realtor and set the selling price.	You alone hold title to your condominium. There is no corporation to interfere with your transaction.	
<input type="checkbox"/> We should be free to sell our unit and receive all of the proceeds due, in their entirety.	You hold the title to your condominium. There is no corporation that takes a large percent. An agreement with the City of Palo Alto will take .025% of sale however.	
<input type="checkbox"/> We want to age in place and not in a "care wing."	When our residents need extra help, they hire their own and stay in their unit. Neighbors can make recommendations for you.	
<input type="checkbox"/> I would not want to be moved to a smaller unit just because my partner is not able to stay here.	No, that will never happen because you own your condo. Association cannot move you or your spouse.	
<input type="checkbox"/> We don't want to feel like we're in a convalescent hospital.	You won't. Our ambience is comfortable elegance. However, your unit has wide doorways and halls and showers to accommodate changes in abilities.	
<input type="checkbox"/> One of us doesn't feel ready to move.	We can't help you with that. You have to talk about you how you want to live. We think you deserve life at The Hamilton, don't you?	