



# 1600 Hamilton Place Community HOA

July 2008



## Next Board Meeting

The next Board of Directors meeting is scheduled for Tuesday, August 12th, 2008, in the clubhouse. 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.

## Email Communication Reminder

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

## No Political Signs in the Common Area

Although the Board encourages everyone to get involved in the election process, the rules prohibit the placing on any political signs out in the common area. The Board thanks everyone for adhering to this policy.

## Recycling Reminder - PLEASE BREAK DOWN CARDBOARD BOXES

PLEASE break down cardboard boxes before you place them inside the white recycling bins to help prevent overflow conditions. If a bin is overflowing, PLEASE take items to another bin close by and report condition to CMS.

## Manager Out of Office July 25 through August 1, 2008

Bill Hubbard will be out of the office from July 25 through August 1. Please contact Community Management Services customer service with any issues that need immediate attention at 408-559-1977.

## NEW STATE LAW PROHIBITS BARBECUES ON SECOND FLOOR BALCONIES

308.3.1 of the state Fire Prevention Code, effective Jan 1, 2008, states: Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction.

This includes propane barbecues unless it has a propane canister less than 1 pound in weight (similar to a canister used for a propane camping lantern). Since the balcony surface and wood railings are considered combustible materials, all units on the second floor will be prohibited from using their barbecues on the balcony unless it is a propane grill that uses a one pound propane canister. The Board is requiring that all residents on the second floor come into compliance with this law immediately.

## Keep Assessments Down

Now that we have your attention, the City Department of Sanitation has asked that all residents take the following steps to help prevent sewer line back-ups, which, in turn, reduce the association expenses on plumbing repairs:

1. DO NOT put any grease in the sinks or through the disposal. Pour it into a container and discard it in the regular trash bin.
2. DO NOT place egg shells in sinks or through the disposal. Discard in regular trash.
3. DO NOT dispose of any paper towels or Kleenex, as well as any feminine products in toilets. They are not designed to disintegrate in water. Discard in regular trash.

These are all very simple suggestions that will result in less problems with the sewer system, helping to keep your assessment payments lower!

## Landscape Committee Meetings

The next Landscape Committee meeting will take place on Tuesday, July 22, 2008, at 7:00PM, in the clubhouse. Any landscaping items must be requested, **in writing**, for the Committee's consideration. Please remember that the Board of Directors provides a budget to the Committee, which determines the confines within which the Committee must develop a plan for landscaping maintenance and upgrade projects. In other words, the Committee will accommodate as many requests as possible, as long as they fit into the budget constraints, as well as the short term and long term landscaping plans. NOTE: The Landscape Committee will be periodically including a separate memo updating you on landscape issues and ideas. The first of these memos is included with this newsletter.

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Community Management Services, Inc. 1935 Dry Creek Road, Suite 203 Campbell, CA 95008

Customer Service: 408-559-1977 - Association Manager: Bill Hubbard

Email: [bhubbard@communitymanagement.com](mailto:bhubbard@communitymanagement.com)

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

1600 Hamilton Place Security Office: 408-371-1715

1600 Hamilton Place Website: [www.1600HamiltonPlace.org](http://www.1600HamiltonPlace.org)

### **Architectural Committee Meetings**

The next Architectural Committee meeting will take place on Thursday, July 31, 2008, at 6:45PM, in the clubhouse. Please feel free to drop by and discuss any architectural issues with the committee. The Committee is looking for volunteers. If you would like to become directly involved with some of the policy making decisions for the association, contact Bill Hubbard or attend an Architectural Committee meeting.

### **E-WASTE RECYCLING**

For information on recycling computer and electronic items, you may contact EarthCare Recycling at 408-943-9943. In addition, please see the following article from the June 28, 2008 edition of the Los Angeles Times:

#### **How to recycle electronic gadgets**

Americans dump hundreds of millions of electronic devices each year as they rush to adopt the latest technology.

Less than 13 percent get recycled, according to the Electronics TakeBack Coalition, an advocacy group in San Francisco. The rest end up in landfills.

Environmentalists worry because electronics gear contains toxic substances that could leach into the soil or pollute the air if incinerated. A tube TV, for example, contains as much as eight pounds of lead. Flat-panel screens have mercury.

The California Integrated Waste Management Board is a good clearinghouse for reusing or recycling gadgets.

After years of lobbying by environmental groups, some companies have begun to reclaim and recycle old products. Dell will take back any of its offerings and pay for the shipping. Apple will take back old iPods and toss in a 10 percent discount toward a new model. Sony has set up a nationwide network of recycling centers.

If your equipment still works, try selling, swapping or donating it. Freecycle helps you swap or give away items. EBay lets you trade old technology for credit on PayPal, its online payment system.

Cell phones on average are traded in every year or so. CollectiveGood, Eco-Cell and other organizations help you resell or recycle them (erase private information first).

For some devices, the most toxic component is the battery, which can contain cadmium, mercury and other heavy metals. Rechargeable batteries can be taken to recycling facilities found through [www.call2recycle.org](http://www.call2recycle.org). At [www.earth911.org](http://www.earth911.org), you can enter your ZIP code to find sites that will accept spent disposable batteries.

### **Vermin**

As the weather turns warmer, vermin such as squirrels, rats, skunks, and opossum are looking for food and water. Please do not keep any pet food or water dishes outside of your unit and make sure all vent screens are secure. It is also highly recommended that you keep your garage door closed except when entering or exiting the garage.



## 1600 HAMILTON PLACE, VILLAGES NEWS & NOTES From the- LANDSCAPE COMMITTEE

Have you noticed changes in the landscape here lately? The Committee hopes you have and that you are pleased with what you see.

I have many years served on the LC and frequently heard folks say that they would like to see more color. Little did I know all the "color" that was hidden lurking behind the noisy *Power Shear*. Since I, by default, accepted Chair of the Landscape Committee, I came to believe that we could have something better here at the 1600 Hamilton Place acres where we have many existing shrubs, Escallonia, Abelia, Photinia, Privet, that for years have never been allowed to grow and bloom naturally. As the plants grow and must be kept clear away from walkways and entry ways, they have been *sheared* regularly cutting away any possible flower. We have asked our maintenance company staff to stop this procedure and allow the plants to grow more naturally. I hope that you have enjoyed the result; I believe the bees and humming birds have. In some cases the shrub is too big for the planter where it lives as in many cases of the Escallonia like this one, now showing pink blossoms; these are being trimmed now and will receive some hard pruning in the coming days.



Other changes you may see in the future will include attention to the use of native California plants which may have numerous benefits: lower water use, less maintenance, reduced pesticide use. Native California Redbud trees have been planted here recently; one at the side of 1332 Greenwich and the one shown here on Foxhall near the tennis court. This small drought tolerant tree provides interest year around with tiny sweet pea like blossoms in the spring, shiny notched rounded leaves then seed pods that hang like ornaments in the winter.

Our gardens should benefit from a more sustainable landscape, so we will be looking for areas where it is possible to make improvements by removing water wasting grass in small areas and replanting with drought tolerant ground cover.

We recently lost a Sycamore tree at the front of 2038 Donovan Court. It had to be cut down because the crown had split and was in danger of falling, so to protect walkers and parked autos removal was approved by the Manager. As yet I am not sure whether we will have any replacement planted at this site, but the

stump will be ground and the lawn seeded at least. You probably have noticed a lot of leaves falling from these trees; it is caused by certain weather conditions and a highly visible pest, Anthracnose which can only be controlled by someone with a high powered sprayer applying fungicides throughout the spring and summer at great expense. Therefore we put up with the leaves.

If you would like to get involved with our committee activities, please contact the Manager; our committee meets monthly usually the fourth Wednesday.

Helen Conway 6/26/08