



# 1600 Hamilton Place Community HOA

October 2008



## Next Board Meeting

The next Board of Directors meeting is scheduled for Tuesday, November 11, 2008, in the clubhouse. 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 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.

## Update Title Information

Please remember to contact Community Management Services anytime you make any adjustments to the information contained on the title/deed-of-trust for your unit. Since only those owners listed on title can participate in any association members-only functions, such as serving on the Board of Directors or participating in annual meeting elections, it is important to keep this information current.

## It's Time to Fall Back!

Don't forget that time "falls" back an hour on Sunday, November 2, 2008. This is also a good time to replace the batteries in your smoke and carbon-monoxide detectors.



## Landscaping Spray Calendar

Please check the bulletin board next to the clubhouse doors for information regarding the schedule for spraying the lawns for broadleaf weeds and other landscaping problems.

## Gutter Cleaning

The Association has arranged to have the gutters and downspouts cleaned by Bright Outlook during the week of November 10, weather permitting. Please follow the instructions on the notices that will be posted the week prior to the start of the project. NOTE: the association has arranged to have the vertical drain pipes leading from the rear balconies also cleaned this year, so if you have a downstairs unit with a patio into which one of these drainpipes empties, Bright Outlook will be accessing your patio to clean this pipe so it is recommended that you remove all personal property from the drain pipe area during this time.

The cleaning carries a "no clog" warranty until May 1, 2009. If you see that your downspout has become CLOGGED after the initial cleaning, please contact the CMS customer service dept during normal business hours and they will arrange for Bright Outlook to address the problem.

## Saving Water

Please review some tips for conserving water provided by San Jose Water Company:

1. Showers: Reducing shower time from ten minutes to five minutes saves 15 gallons per shower.
2. Showers: Equipping your shower with a low flow shower head saves 3 gallons per minute per shower.
3. Toilet: Installing a new ultra-low flush model that uses only 1.6 gallons per flush will save you about 4 gallons per flush.
4. Sink: While brushing your teeth or shaving, using a small basin of water instead of letting the tap run will save at least 3 gallons per activity.
5. Sink: Installing low-flow faucet aerators in each sink saves 3 or more gallons per minute.
6. Dishwasher: Waiting until you have a full load and then running only on the short cycle saves about 5 gallons per load.
7. Drinking water: Keeping a pitcher of cold water in the refrigerator instead of running it at the tap until it cools saves you as much as 2 gallons per drink.
8. Washing machine: Waiting until you have a full load before washing saves up to 30 gallons for each small load not washed.
9. Washing car: Washing with bucket, sponge, and a hose with a shut-off hand grip, instead of letting the water run saves as much as 85 gallons per wash. Please remember to wash your vehicles in the designated car-wash areas only.

-OVER-

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)

## **HAZARDOUS WASTE DISPOSAL**

The County has a website where people can make an online appointment to drop off household hazardous waste for FREE! I've done it and it's simple. They take things that are NOT supposed to be put into the regular garbage like paint, motor oil, solvents, batteries, fluorescent/compact fluorescent bulbs, prescription drugs and sharps, etc.

The website is very informative and also tells people where they can dispose of specific items elsewhere (i.e. Home Depot, etc). There is also a number for businesses to call: (408) 299-7300.

Just Google "County of Santa Clara Household Hazardous Waste Program" and the website should come up first. People go to the website to make a disposal appointment. They do mostly Saturdays. People can also telephone 408 299-7300 for an appointment if that's easier.

They are located at:

Dept. of Environmental Health

1555 Berger Dr., Suite 300

San Jose, CA. 95112-2716

Contact # for general info and businesses: (408) 299-7300 Fax: (408) 280-6479. E-mail: hhhstaff@deh.co.scl.ca.us

## **Satellite Dish Installation Guidelines**

Because 1600 Hamilton Place is a Common Interest Development (condos), the guidelines for installing a satellite dish are very restrictive. Please review the following guidelines prior to installing a dish:

1. The dish must be mounted on a free-standing pole located in a restricted use area of your unit – either a patio or balcony.
2. The pole cannot be any higher than the roof line.
3. Any cables running along the exterior of the building must be properly affixed to that surface and painted to match the color of that surface within 30 days of the installation.
4. If the dish needs to be moved in order for the association to perform needed exterior maintenance, the cost for removal and reinstallation of the dish will be borne by the unit owner.

If a dish is installed in violation of these guidelines, the association has the power to have it removed, at the owner's cost. Contact association manager Bill Hubbard if you have any questions.

## **Help Keep Assessments Down**

Now that we have your attention, the Santa Clara County 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 Wednesday October 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.

## **Architectural Committee Meetings**

The next Architectural Committee meeting will take place on Thursday, October 30, 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.

### **A REMEMBRANCE**

We knew him as "Ricardo."

He put up the lights on the front Redwood tree during the holidays until it grew too big and very risky; he watched over the pool area from his unit at 1919 Huxley; he was a favorite tennis partner; he served on the Board 3 years; he chaired a newsletter committee for 10 years and supervised the publication of the "Village Voice" providing news of Board agendas and meetings, keeping us informed of pertinent information relevant to our condominium community.

The following appeared in the Mercury News September 17th

#### **Knowles, Richard L.**

Richard L. Knowles Began his final journey 7-15-08 at the age of 84 at Santa Clara Kaiser due to complications from Alzheimer's. He is survived by his wife Alma and his brother Donald, 2 nieces, 1 nephew, 8 grand-nieces, 3 grand-nephews, 3 great-grand nieces and 5 great-grand nephews. He was born to Leah and Virgil Knowles in Orville, CA. A survivor the Great Depression, much of his youth spent bouncing back and forth among relatives until settling back in Orville with his brother Don and his Aunt Louise. As a youth he loved Orville, playing at the Feather River and playing mumbly peg with his brother. He graduated Orville High in 1942 and went on to join the Navy during WWII. After the war he settled in Florida where he met his first wife Norma. They married in St. Petersburg and moved to San Jose in 1947. A long time resident of San Jose, Richard graduated with honors from San Jose State, where he earned his Masters and his PhD in Psychology. He worked for and eventually retired as a District Psychologist from the Santa Clara School District. He also taught Psychology at various institutions including SJSU, and had his own private practice. He met his second wife Alice Lane at SJSU and was married in Auburn, CA. His third wife was Alma Moreno who stood by him and nursed him through his fight with Alzheimer's. He resided in San Jose for 26 years. He was an avid tennis player and swimmer. His love of life and people took him around the world 3 times. In 2008 he traveled to Hawaii and Las Vegas. He loved tennis, meeting people, having a great time, and traveling. His effervescence of life will surely be missed. Please join in for a celebration of Richard's life at Oak Hill Funeral Home's Chapel of Roses on September 21, 2008 at 2:00 P.M. Published in the San Jose Mercury News on 9/17/2008