



# 1600 Hamilton Place Community HOA

August 2009

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



## **Next Board Meeting**

The next Board of Directors meeting is scheduled for Tuesday, September 8, 2009, 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. An agenda for the meeting is posted by the clubhouse entry doors 4 days prior to the meeting date.

## **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.

## **Landscape Committee Meeting**

The next Landscape Committee meeting will be Wednesday, September 16, 2009, at 7:00 pm in the Clubhouse. Please submit any landscaping requests, in writing, for the committee's consideration. Please remember that the Board of Directors provides a budget to the Committee, which determines the guidelines the Committee must adhere to in planning for landscaping maintenance and upgrade projects. In other words, the Committee will accommodate as many requests as possible, as long as they fit within budget constraints, as well as short-term and long-term landscaping plans.

## **Keep Association Records Current and Accurate**

To keep the Association records up to date, any new owners or name changes (for example, adding someone to title, putting title into a trust, etc.) and telephone numbers should be promptly reported to the Property Management to maintain our records up to date. This is important in case we need to reach you in an emergency.

## **Proper Usage of a Garbage Disposal**

Garbage disposals are for small pieces of food that get washed off from pans, plates, and silverware. That's it. When operating the disposal, always use cold water.

### **What Goes Down Garbage Disposals**

- Small amounts of leftover food from your plate
- Small potato pieces and peelings
- Carrot peelings
- Coffee grounds and tea bags (some say these are not OK)
- Grind up some ice cubes and lemon peels for a fresh smell.

### **What Does Not Go Down Garbage Disposals**

- Anything that is not biodegradable food
- Anything combustible
- Plastic and metal
- Cigarettes and butts
- Bones from any animal
- Hamburger
- Bacon grease or other grease
- Egg shells
- Potato skins or large amounts of potato
- Corn cobs or husks, lettuce, celery, asparagus and other fibrous fruits and vegetables
- Pasta and rice

### **More notes:**

- Just remember, whatever you wash down the sink must make it to the road (city pipes). If it is doubtful that a piece of food will get that far without causing a back-up, don't wash it down your sink.
- Anytime you put anything in your disposal make sure you run water for about 30 seconds. This will make sure you get the longest life possible out of your disposal.
- Too much of anything is not good. For example, small amounts of potato peels might be okay, but if you put a lot, you're asking for a repair bill.
- Consider running ice cubes in the unit as a means of 'cleaning' the unit. The hard ice chips help knock down the scum layers that build up below the seal, and in the grinder wheel.

The only things that should go into a garbage disposal are things that are left over after you scrap your plate into the garbage can.

## **Pool Safety, Security, and Etiquette**

Please make sure that the pool gate is closed behind you when you are entering and leaving the pool area. Also, please DO NOT prop open the pool gate OR the doors to the restrooms, as this could cause a safety problem with unauthorized access to the facilities. Please keep in mind that the pools and spa are located near the homes of other residents and keep the noise levels down to a minimum and adhere to the opening and closing hours of the facilities. THIS GOES FOR THE TENNIS COURTS, ALSO!

**-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**

## SWIMMING POOL NEWS

### **REPLACING THE SWIMMING POOL AND SPA DRAINS**

**Pool Closings.** Earlier this year we temporarily closed the swimming pool and spa next to the clubhouse. The single drains were replaced with split drains to comply with recent safety guidelines issued by the Consumer Products Safety Commission (CPSC). CPSC issued this ruling to help prevent suction entrapment accidents in pools and spas where swimmers may suffer injuries when toes, feet, hands, fingers, and hair get caught in pool drains. Having split drains reduces the amount of suction at each drain.

Earlier this month we closed the Foxhall Loop pool to perform the same upgrade and some needed plaster resurfacing and tile work. We realize this closure caused some inconvenience for those of you who enjoy the pool, but we also are confident that you understand and want your family members to be safe. The Board of Directors takes safety very seriously.

### **HEALTHY SWIMMING**

**Marco...POLO! Marco...POLO! Marco...POLO! Bathroom Break!** Parents, you can help to keep the pool clean. Make regular bathroom breaks a part of your kid's time at the pool. Teach children not to pee in the pool. Also, check swim diapers often. Waiting to hear "I have to go" may mean that it's too late. Please change diapers in the bathroom and not at poolside.

**You wouldn't drink the water you bathe in, why would you drink the water you swim in?** To avoid getting sick from recreational water illnesses, teach your children not to swallow pool water and to avoid getting water in their mouths.

**There are some things you would rather not share.** To keep germs, dirt, and sweat out of the water and protect the health of other swimmers, please shower before using the pool. Parents, please teach your children to wash their hands thoroughly with soap and water after using the pool restrooms. Never allow your kids in the pool when they have Diarrhea.

### **SAFETY RULES**

**Be there for those who need you.** Supervise your children; never take your eyes off children in and around water. A child can drown in the time it takes to answer a telephone.

**Hamilton Place Pool and Spa Rules.** For pool hours and all our rules, please visit [www.1600hamiltonplace.org](http://www.1600hamiltonplace.org), click on Rules, and then Pool and Spa Rules.

The warmest part of summer is here – a great time to spend with your family at the pool. Following Pool Rules makes everyone's time at the pool more enjoyable!!!

Thank you for your cooperation,

Lynn Comer, Vice President  
1600 Hamilton Place HOA Board of Directors

### **Please Conserve Water**

It has been noted by the Board during walkthroughs of the complex that some residents are over-watering the landscaping inside the patio areas by leaving the hose or irrigation running for long periods of time. Please install timers or automatic shut-off valves so that the water will be turned off in case you forget. This will not only help preserve a very valuable resource, but also help keep you assessments down!

### **Pool and Spa Reminder**

Please remember that the pools and the spa are located in close proximity to your neighbor's homes. The hours for pool and spa usage are 8AM-10PM on weekdays, 8AM-11PM on weekends. Even during these hours, please keep the noise levels to a minimum in respect for the privacy of your neighbors. A word about the spa temperature: the pool service has been instructed to keep the temperature around 102 degrees. Although this may not be as hot as some folks would prefer, California Civil Code prohibits the temperature in a public spa from surpassing 104 degrees.

**Neighborhood Watch**

One of the advantages to living in a common interest development such as 1600 Hamilton Place is that the community can help prevent any crime or vandalism by keeping an eye out for any suspicious activity. If you see any type of activity that appears to be suspicious in nature, contact the San Jose Police Department IMMEDIATELY. Don't be shy. Take the initiative to prevent crime in your neighborhood!

A word about the security patrol – the association, in conjunction with the Hamilton Place Cottages Townhomes and the Hamilton Place Corners Condominiums, hire off duty or retired San Jose Police Officers to patrol the complexes. The main duties of these patrol officers is to help the associations enforce parking rules, as well as provide a visual deterrent for crime or vandalism. Please remember that the San Jose Police Department should be contacted any time you feel that there is a safety issue or matter that involves infractions of the law.

**School Begins Soon!**

Please be aware that more children will be walking along the streets on their way to school soon, so please drive SLOWLY and CAREFULLY, through the neighborhoods!