

1600 Hamilton Place Community Association HOA Newsletter

Board of Directors

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Association Mgr: Bill Hubbard

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(Please include 1600 Hamilton Place or your unit address in the email subject box)

1600 Hamilton Place Security Office:
408-371-1715 (voicemail)

Next Board Meeting/Open Forum

The next Board of Directors meeting is scheduled for **Tuesday, November 12, 2013 in the Clubhouse.**

The Open Forum starts at 6:30 pm and is the time set aside for homeowners to address the Board of Directors. There is a 5 minute time limit for each item.

The Board Meeting starts promptly following the Open Forum. An agenda for the meeting is posted by the Clubhouse entry doors and mailboxes four days prior to the meeting date. Come join us!

Landscape Committee Meeting

(Co-Chairs Maryalice Heim/Sheba Solomon)

The next Landscape Committee meeting is scheduled for **Wednesday, November 20, 2013, at 7:00 pm in the Clubhouse.**

Please submit landscaping requests for the Committee's consideration to Bill Hubbard.

Winter Spare the Air Alerts

From November 1st through the end of February, the use of fireplaces and outdoor fire pits is illegal when air quality is expected to reach unhealthy levels. Each day by 2pm, the Bay Area Air Quality Management District will issue an air quality forecast for the next day. If the air quality is forecast to be unhealthy, a Winter Spare the Air Alert will be called and wood burning will be banned for the entire next day for a full 24 hours.

The health effects of wood smoke is significant and is linked to illnesses such as asthma, bronchitis and lung disease. It is especially harmful for children and the elderly.

The smoke from wood burning fireplaces and stoves contains tiny particles that can linger in the air and are so small that our bodies' natural defenses cannot filter them out. Instead, we inhale them deeply into our lungs where they can enter



the bloodstream.

Cold and still winter weather conditions can cause wood smoke pollution to become trapped close to the ground and build up to unhealthy levels, making it difficult for people with asthma and other respiratory conditions to breathe.

First-time violators will be required to take a wood smoke awareness class, either online or by mail. Failure to complete the class will result in a \$100 ticket. Warning letters have been discontinued. Second violations will result in a \$500 ticket and subsequent ticket amounts will increase.

To register a wood burning complaint, go to www.baaqmd.gov or call 877-466-2876.

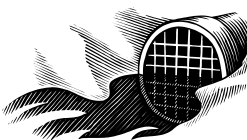
You can receive automatic alerts via a phone text by calling 800-430-1515 or via email by signing up at www.sparetheair.org.

Proper Garbage Disposal Use Prevents Sewer Backups

We've had some nasty sewer backups in the complex and, despite the messy work, the plumbers are very happy to have our business. They tell us that one of the primary causes of the backups is cooking grease that is put down the garbage disposal. From their experience, they say that many homeowners think they can just flush the grease down the disposal with hot water. Unfortunately, the grease congeals as it cools and, like plaque in our arteries, it clogs the pipes. The solution is simple, **don't put grease down your disposal.** Instead, put it in a can to cool and put it in the dumpster when solidified.

Here's a list of what can be safely put down a garbage disposal:

- Small amounts of leftovers from plates
- Small amounts of vegetable peelings



- Coffee grounds and tea bags
- Ice cubes and lemon peels to clean the unit and give a fresh smell. The ice knocks down the scum that builds up below the seal and in the grinder

wheel.

Remember that anything you put in your disposal has to make it out to the Hamilton Place loop road to join the city sewer pipes. Congealed grease only slows down the process and allows other material to build up into a clog.

It's also good practice to run cold water for about 30 seconds when using your garbage disposal. In addition to grease, never put bones, butts, eggs shells or fibrous materials (celery, corn husks, etc.) down the disposal. As a general rule, too much of anything is not good (in your disposal, as in life).

HOA BIZ - What's Happening around Hamilton Place

- Gutter Cleaning** - The HOA has arranged to have the gutters and downspouts cleaned by Four Seasons Roofing in early-to-mid November, weather permitting. Please follow the instructions on the notices that will be posted the week prior to the start of the project. The cleaning includes the vertical drain pipes from the rear balconies, so if you have a downstairs unit with a patio into which one of these downspouts empties, Four Seasons Roofing may be accessing your patio to clean this pipe so it is recommended that you remove all personal property from the downspout area during this time. The cleaning carries a "no clog" warranty until May 1, 2014. If you see that your downspout has become clogged after the initial cleaning, please contact CMS Customer Service during normal business hours with the exact location of the clogged downspout and Four Seasons Roofing will be contacted to address it.
- Exterior Changes to Your Unit** - The HOA governing documents require that all changes to the exterior of your unit must have prior approval from the Board of Directors. You must first provide a written request for approval to the Board describing, in detail, the proposed changes. Failure to do so may result in the Board requiring that you change the modification, at your expense. Check the HOA website.
- Dog Waste Disposal** - Have you noticed that some people leave their dog waste bags on the green waste piles? It should be noted that dog poop is not green and that many of the dog poop bags are not biodegradable. Instead, the bags should be disposed of in one of the trash dumpsters. This seems like a no-brainer!
- Welcome Wagon** - Welcome to Shahla on Huxley.

Trash Disposal Policy

After a 30-day review and comment period, the Board has voted to approve the following policy regarding trash disposal. The policy is effective immediately.

"The 1600 Hamilton Place Community Association provides trash enclosures for the use of residents. Each trash enclosure contains at least two dumpsters. Items being disposed should be separated with recyclables placed in the white recycling dumpster and non-recyclables placed in the green waste dumpster. Yard waste should never be placed in either dumpster, but placed on the street at a designated green waste collection point no earlier than a day before collection on Wednesday morning.

As indicated by the signage in each enclosure, all cardboard boxes placed in a recyclable dumpster must be broken down to take up as little space as possible so as to leave room for other residents and to avoid an overflow condition that will require the HOA to pay extra to it removed. If the recyclable dumpster is full, a nearby dumpster should be used. Cardboard boxes that are not broken down should never be left in a dumpster or inside a trash enclosure. All trash should be placed in the appropriate dumpster and no trash should be left outside the trash enclosure.

Residents who violate this policy will be cited with a warning letter reminding them of the procedures to be followed regarding trash disposal and informing them that a repeat violation may be subject to assessment of a fine."

Monthly Parking Summary - September 2013

WARNING Ticket - Resident in Guest Space - 3
 FINAL WARNING Ticket - Resident in Guest Space - 0
 TOW Ticket - Resident in Guest Space - 0

WARNING Ticket - Resident over 24 hours in Open Space - 0
 FINAL WARNING Ticket - Resident over 24 hours in Open Space - 0
 TOW Ticket - Resident over 24 hours in Open Space - 0

WARNING Ticket - Expired DMV Tags - 2
 FINAL WARNING Ticket - Expired DMV Tags - 0
 TOW Ticket - Expired DMV Tags - 0



With the cost of a TOW over \$300, homeowners are encouraged to know the Association parking rules and to follow them. HOA parking rules can be found on the mailbox bulletin boards and at www.1600hamiltonplace.org.

1600 Hamilton Place Security - September 2013

The following incidents were reported to or observed by Hamilton Place Security:

• Vehicle Burglary/Vandalism	0
• Residence/Garage Intrusion	0
• Dumpster Divers	0
• Transients in Area	1
• Resident Issues	2
• Suspicious Persons or Vehicles	4
• Other	0
Total Incidents	7

In addition, 47 vacation checks were made during the month. If you're going out of town, let Security know so they can keep an extra eye on your unit for you.

Remember, in the event of an emergency, call 911 for San Jose Police. Report any incident after the fact to the Hamilton Place Security office (voicemail at 408-371-1715).

Neighborhood Watch works!

Real Estate Sales - August 2013

Sales in the 1600 Hamilton Place Community Association as reported in the Mercury News Real Estate section:

- 2058 Foxhall Loop (1004 sf) - \$480,000 (8/28/13)

There have been 15 sales in 2013 through August, averaging \$486,400. In 2012, there were 20 sales, averaging \$425,925.

Landscape Committee Report

The Board of Directors provides a budget and determines the guidelines that must be adhered to for landscaping maintenance and upgrade projects.

The Committee has Medallion Landscaping working on tipping back summer growth, deadheading carpet roses and trimming Loropetalums. Reseeding in kikuyu grass removal areas, tree removal areas and bare spots has been completed. Medallion continues to spot-spray kikuyu grass that has resurfaced in the lawns since their reseeding and will monitor and spray again as needed. The annual tree work of trimming and removals has begun and will continue into November. Replacement trees will be planted shortly thereafter, weather permitting.

Residents are requested to address their concerns to the Committee via email to Bill Hubbard or attend the next Committee meeting.

www.1600hamiltonplace.org



Hamilton Place Street Sweeping - 10/17 & 11/21

The 3rd Thursday of every month is the scheduled City sweeping date for the Hamilton Place loop (as early as 8 am). Please move your car by 8 am for the sweeper. Signs will be posted on mailbox bulletin boards.