

1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER

A p r i l 2 0 1 4

www.1600hamiltonplace.org

Next Board of Directors Meeting

The next Board of Directors meeting is scheduled for Tuesday, May 13, 2014, 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 5 days prior to the meeting date.

Email Communication

Reminder

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

Bill Hubbard, Association Manager
Community Management Services
1935 Dry Creek Rd, Suite 203
Campbell, CA 95008

(408) 559-1977 (24/7) / FAX (408) 559-1970

bhubbard@communitymanagement.com

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

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

Board of Directors

President: Scott Smithwick

Vice President: Jeff Davis

Secretary: Kathleen Hawker

Treasurer: Brian Finerty

Neighborhood Watch

One of the advantages to living in a community such as 1600 Hamilton Place is that neighbors can easily watch out for crime and vandalism on behalf of other neighbors. Unfortunately, in today's economic times, no community is crime-free, but we can take a big step towards eliminating any crime or vandalism problems by immediately reporting any suspicious activity to the police department 911 number.

Save Money – Install Low Flow Toilets

You may be eligible for a rebate from the Santa Clara Water District for installing low flow toilets. For more information, you can visit their website at: www.valleywater.org

Board Vacancy

There is still a vacancy on the Board of Directors. This is your chance to get directly involved in the policy making decisions for the association. If you are interested in being considered for this vacancy, please contact Bill Hubbard or attend an upcoming Board meeting.

Pool/Spa Schedule

The spa and clubhouse pool are now heated. The Foxhall Loop pool will be heated and open around May 1. In order to help prevent non-residents from using the facilities (and to also remove yourself from a potential liability issue), please do not provide access to anyone that does not have a key for the pool gates. For safety reasons, please make sure the door into the restroom area is always secured. And, finally, anyone under the age of 14 must be accompanied by an adult resident of 1600 Hamilton Place. Have a fun AND safe swim season!

Daylight Saving Time Maintenance Reminders

This is a good time of year to address the following maintenance and safety items:

1. Change the batteries in your smoke and carbon monoxide detectors
2. Change the hot and cold water hoses on your washing machine
3. Check all valves under sinks and toilets for leaks and address any problem areas IMMEDIATELY to avoid costly repairs.
4. Have dryer vents cleaned - The Association will reimburse you 50% of the invoice, up to \$45.00, for having your dryer vents cleaned by The Vent Cleaner (1800-793-0333) or a licensed vent cleaning contractor of your choice. For protection against lint and debris build-up, which could eventually result in a fire, this should be done at least annually, depending on how often you use your dryer. You can also help keep your vents clean by making sure that the lint trap on your dryer is cleaned prior to each use. After the cleaning is completed, forward a copy of the paid invoice to Bill Hubbard and the Association will reimburse 50% of the cleaning bill, up to \$45. Please allow up to 30 days for the reimbursement check to arrive.

Also, it is highly recommended that you have a bird screen installed on your dryer vent to prevent birds from entering the vent duct and building a nest.

Pet Reminders

Please remember to keep your dog leashed at all times while in the common area. Also clean up after them. As a courtesy to your neighbors, please do not leave your dog unattended in the patio area of your unit, as dogs have a tendency to bark when left alone.

Also, there has been a request for cat owners to please try to keep them indoors so that they will not visit other yards and leave their "calling cards!"

Spring Yard Maintenance

Please remember that the Rules and Regulations for the association require that all front and back patio areas be kept neat, with trimmed grass, weeded planter areas and trimmed trees/shrubs. Please also make sure that no ivy or plants are growing through the fence boards. The Board would like to thank the residents of 1600 Hamilton Place for keeping their patio areas looking well maintained, as this has a very positive effect on real estate values within the community.

Gutter Cleaning

The gutters and downspouts have been cleaned by Four Seasons Roofing. The cleaning carries a “no clog” warranty until May 1, 2014. If you see that your gutter or downspout has become CLOGGED after the initial cleaning, please contact the CMS customer service dept during normal business hours **with the exact location of the clogged downspout** and they will arrange for Four Seasons Roofing to address the problem within 48 hours, weather permitting.

Landscape Committee Meetings

The next Landscape Committee meeting will be held on Wednesday, May 21, 2014, at 7PM in the clubhouse. You are welcome to attend the meeting with your suggestions and input. If you have a landscaping request, please submit it in writing to the association manager and he will forward it to the Committee for their review. 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 and overall plan for the community.