



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER AUGUST 2014

www.1600hamiltonplace.org

Next Board of Directors Meeting

The next Board of Directors meeting is scheduled for Tuesday, September 9, 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

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.

How to Help During the Drought

A resident in our community provided the following suggestions to help reduce water usage during the current drought:

WATER WISE

Shower with a friend. Half the water, twice the fun.

Toilet: Yellow, let it mellow, brown, flush it down

Drain pasta water by putting colander in second pot. Let water cool. Use on plants

A 2-gallon bucket in shower/tub will nearly fill while waiting for hot water. Use to flush toilet, or on plants.

Install shower arm shutoff valve, get wet, turn off, lather, rinse.

http://www.amazon.com/s/?ie=UTF8&keywords=shower+head+shut+off&tag=googhydr-20&index=aps&hvadid=3302550588&hvpos=1t1&hvexid=&hvnetw=s&hvrnd=5493492323405585195&hvpone=&hvptwo=&hvmqmt=b&hvdev=c&ref=pd_sl_ocwppyopn_b

Modern dishwashers use 3 to 5 gallons.

Older models, up to 15 gallons.

<http://www.nrdc.org/living/stuff/great-dishwasher-debate.asp>

San Jose Water Co., our water provider, has a base rate of \$2.61 per 748 gallons (100 cubic feet). A higher rate of \$2.87 kicks in for use above 9,724 gallons per month. The association spends \$168,000 (\$563.75 per unit) annually on water. Cost of water is 12% of the total budget.

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!

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.

Welcome

The association would like to welcome James and Eula Idemoto to our community!

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 102-103 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. 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.

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!

Landscape Committee Meeting

The next Landscape Committee meeting will be Wednesday, September 17, 2014, at 7:00pm 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.

1600 Hamilton Place Website

The most recently approved Board of Directors meeting minutes, as well as the most recent Landscape Committee meeting minutes are both available for review on the association's website at www.1600hamiltonplace.org.