



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER SEPTEMBER 2014

www.1600hamiltonplace.org

Next Board of Directors Meeting

The next Board of Directors meeting is scheduled for Tuesday, October 14, 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

Pet Reminders

Not all people are comfortable with free running dogs so please be sure to have your dogs on leashes out of respect for your neighbors and because the rules require that dogs to be leashed at all times while out in the common area. Also, please clean up after our dog and discard the waste in a proper manner.

Severe Drought - IMPORTANT INFORMATION

In order to comply with requests from San Jose Water Company to conserve water, the association has taken the following steps:

1. Asked the landscaper to reduce the watering times on the irrigation clocks
2. Effective September 25, 2014, the Greenwich Ct and Foxhall Loop car wash areas will be closed until further notice. That means that residents will have to take their vehicles to a commercial car wash or make arrangements to wash their vehicles outside of the 1600 Hamilton community. The Board hopes to re-open the car wash areas as soon as is reasonably possible.
3. Here is a helpful website with money saving programs and rebates: www.valleywater.org/programs/waterconservation.aspx

Dryer Vent Cleaning Information

The Association will reimburse you 50% of the invoice, up to \$45.00, for having your dryer vents cleaned. For protection against lint and debris build-up, which could eventually result in a fire, this should be done every 1-2 years, 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. The Vent Cleaner (1800-793-0333) has done the vent cleaning for many residents in the past. 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.

HAMILTON PLACE STREET SWEEPING SCHEDULE

The San Jose Department of Transportation is arranging an enhanced sweeping of Hamilton Place on the 3rd Thursday of each month. Please avoid parking on Hamilton Place during business hours on the 3rd Thursday of each month so that the sweepers will have access to the street surfaces to clear leaves and debris.

Garage Sales

The Board of Directors would like to remind all residents of 1600 Hamilton Place that garage sales are discouraged because of the logistics involved in setting them up. There is no parking permitted along the inner streets of the association, as they are considered Fire Lanes. Also, it is feared that vehicles would park directly behind a garage door, thus creating the potential for liability issues if a resident opened their garage door and damaged a vehicle. Lastly, the governing documents prohibit the placing of any personal items out in the common areas without prior Board approval. The Board apologizes for any inconvenience this may cause, but recommends donating items to one of the many charitable local organizations as an alternative.

Pool Schedule

The heat to the Foxhall Loop pool will be turned off around October 1, 2014. The clubhouse pool will remain heated until the end of October. The spa is heated throughout the year.

Dumpster and Recycling Bins

As a deterrent to rodents, please make sure the lids are closed on the trash dumpsters and recycling bins. Also, PLEASE **break down** all corrugated cardboard boxes and place them INSIDE the white recycling dumpsters. PLEASE DO NOT place cardboard boxes into the trash dumpsters as they take up valuable space for other items and it costs the association (YOU!) money to have someone remove the boxes to make room for other appropriate items to be discarded.

Fire Extinguishers

The association has fire extinguishers installed on the exterior of fences around each group of buildings throughout the complex. It would be a good idea to inspect the areas around your building to familiarize yourself with the location of the closest fire extinguisher. Of course, it is also a good idea to have several fire extinguishers available inside your unit at all times.

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No Smoking in the Common Areas

City of San Jose ordinance 9.44 prohibits smoking in the common areas of the community. This includes all areas outside of your unit. Please report and violations to the San Jose Police Department.

Landscape Committee Meeting

The next Landscape Committee meeting will be Wednesday, October 15, 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.

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.