



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER OCTOBER 2014

www.1600hamiltonplace.org

Next Board of Directors Meeting

The next Board of Directors meeting is scheduled for Tuesday, November 11, 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

Welcome New Owners

The association would like to welcome Brian Eddy and Kari Mertz, as well as Harriet Markell, to the community!

Have Electrical Circuit Breaker Panel Inspected

It is recommended that you have a licensed electrician inspect the circuit breaker panel to make sure that the panel is compliant with current safety codes.

Fall Tree Trimming and Patio Landscaping Maintenance

The association has scheduled the trimming of selected trees in the common area in late October or early November. Notices with exact dates will be posted at the mailboxes prior to the start of the work. It is also a good time to inspect the large shrubs or trees in your back yard or entry areas and make sure they are trimmed so that there is at least 3-5 feet of building clearance. This will help keep the gutters and downspouts clear and is also a good deterrent for squirrels or roof rats from gaining access to the roof or attic area of your home. All shrubs/trees should be trimmed prior to the gutter-cleaning project, which is scheduled for the week of November 3, weather permitting. If you would like to make arrangements for trimming by the association's tree service company, at your cost, please contact Lewis Trees at 831-476-1200. Also, please remember to trim all ivy so that it does not attach to or grow over/through any patio fences.

Gutter Cleaning

Four Seasons Roofing will be cleaning the roofs, gutters, and downspouts during the week of November 3, 2014, weather permitting, and again in early January, 2015. Please follow the instructions on the notices that will be posted the week prior to the start of the project. The cleaning carries a "no clog" warranty until May 1, 2015. If you see that your 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 CLOG and they will arrange for Four Seasons Roofing to address the problem.

Saving Water

Please review some tips for conserving water provided by San Jose Water Company:

1. Showers: Reduce shower time from ten minutes to five minutes saves 15 gallons per shower.
2. Showers: Equip your shower with a low flow shower head saves 3 gallons per minute per shower.
3. Toilet: Install a new ultra-low flush model that uses only 1.6 gallons per flush will save you about 4 gallons per flush.
4. Sink: While brushing your teeth or shaving, use a small basin of water instead of letting the tap run will save at least 3 gallons per activity.
5. Sink: Install low-flow faucet aerators in each sink saves 3 or more gallons per minute.
6. Dishwasher: Wait until you have a full load and then run only on the short cycle saves about 5 gallons per load.
7. Drinking water: Keep a pitcher of cold water in the refrigerator instead of running it at the tap until it cools saves you as much as 2 gallons per drink.
8. Washing machine: Wait until you have a full load before washing saves up to 30 gallons for each small load not washed.
9. Washing car: NOT PERMITTED WITHIN THE COMMUNITY DURING DROUGHT CONDITIONS!

Prevent Vermin Infestations

To help prevent problems with vermin such as rats, possums, raccoons, and squirrels, as well as with feral cats, please do not place any pet food or water outside in your patio or balcony areas.

Update Title Information

Please remember to contact Community Management Services anytime you make any adjustments to the information contained on the title/deed-of-trust for your unit. Since only those owners listed on title can participate in any association members-only functions, such as serving on the Board of Directors or participating in annual meeting elections, it is important to keep this information current.

It's Time to Fall Back!

Don't forget that time "falls" back an hour on Sunday, November 2, 2014. This is also a good time to replace the batteries in your smoke and carbon-monoxide detectors.

Help Keep Assessments Down

Now that we have your attention, the Santa Clara County Department of Sanitation has asked that all residents take the following steps to help prevent sewer line back-ups, which, in turn, reduce the association expenses on plumbing repairs:

1. DO NOT put any grease in the sinks or through the disposal. Pour it into a container and discard it in the regular trash bin.
2. DO NOT place egg shells in sinks or through the disposal. Discard in regular trash.
3. DO NOT dispose of any paper towels or Kleenex, as well as any feminine products in toilets. They are not designed to disintegrate in water. Discard in regular trash.

These are all very simple suggestions that will result in less problems with the sewer system, helping to keep your assessment payments lower!

Landscape Committee Meeting

The next Landscape Committee meeting will be Wednesday, November 19, 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.

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.