



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER JUNE 2015

www.1600hamiltonplace.org

Next Board of Directors Meeting

The next Board of Directors meeting will be held in the clubhouse on Tuesday, July 14, 2015. 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 at the mailbox kiosks 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

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.

Neighborhood Watch – Garage Door Break-ins

One of the advantages to living in a planned unit development, such as 1600 Hamilton Place, is that it provides an ideal neighborhood watch opportunity with the close proximity of your neighbors. The San Jose Police Department reports that the crime rate has recently risen throughout the south bay area and crime can take place at any time of day or night, in any area, whether affluent or not. In order to better protect your property and the property of your neighbors, please be vigilant in reporting ANY suspicious activity to the police IMMEDIATELY. With EVERYONE'S efforts, we can continue to help keep 1600 Hamilton Place a safe and friendly community in which to reside!

Unfortunately, there have been more break-ins reported in the detached garages. At this time, it is recommended that you completely disable the manual release cable and lock until other solutions can be recommended.

Guests at the Swimming Pools

Guests of residents are welcome to use the pool as long as they are accompanied by a 1600 Hamilton Place adult resident and adhere to the rules for using such facilities. Please remember that each household is permitted no more than 4 guests. Also, please remember that the Board has asked the patrol officers to periodically verify residency for those using the facilities, so if you are asked your address and to produce a pool key, please do so willingly.

Maintenance Reminder

All doors, including the patio/balcony storage door, are the responsibility of the unit owner. The association does paint the doors during the scheduled painting projects, but the unit owner is responsible for repairs or replacement of the doors.

Update of Association Bylaws

The Board of Directors is currently working on updating the Bylaws for the association so that they more closely follow the intent of the secret ballot election law passed by the state legislature several years ago. Some of the proposed changes in the Bylaws include eliminating proxy voting and quorum requirements for Board elections so that the voting procedure more closely resembles the typical voting for general elections. You will be getting a copy of the proposed Bylaws and a ballot shortly. The Board is requesting that you approve the proposed updated Bylaws by marking the appropriate box on the ballot and returning the ballot in a timely fashion. **PLEASE RETURN YOUR BALLOT PROMPTLY TO AVOID HAVING TO EXTEND THE VOTING PERIOD, WHICH INCREASES EXPENSES FOR THIS PROJECT!** If you have any questions regarding any information in the updated Bylaws, please either contact Bill Hubbard or attend the July 14, 2015 Board meeting.

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.

Water Conservation Rebates Still Available

SJWC rebates” [HTTP://www.valleywater.org/programs_conservationathome.aspx](http://www.valleywater.org/programs_conservationathome.aspx) toilet and washer rebates. When asked for your San Jose Water Company account number, use #219258-1

Using General Contractors – Remove Debris Daily

The Board wants to remind everyone that anytime you are having work done at our home to please make sure the contractor doing the work removes ALL debris each day (the trash and recycling bins are NOT available for construction debris) and leaves nothing in the common area overnight.

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.

Landscape Committee Meetings

The next Landscape Committee meeting will be held on Wednesday, July 15, 2015, 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.

Irrigation System Information

The landscaping irrigation system is designed to water during the late evenings and early morning hours. Occasionally, there will be a broken sprinkler head or irrigation line in the complex and a leak will occur. Normally, the irrigation timer clock will automatically turn the water off after 15-30 minutes and the problem can be reported to the CMS Customer Service Department during regular business hours. If, however, the water continues to run after 30 minutes, please contact CMS at 408-559-1977 for access to the emergency on-call manager.

Also, it is the association’s desire to help owners minimize maintenance needs on their units by eliminating problems with any sprinklers that are spraying onto building surfaces. If you witness such a problem, please report it to management so that the landscaping company can be contacted to make the necessary corrections.