



# 1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER AUGUST 2015

[www.1600hamiltonplace.org](http://www.1600hamiltonplace.org)

## Next Board of Directors Meeting

The next Board of Directors meeting will be held in the clubhouse on Tuesday, September 8 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](mailto: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](http://www.1600hamiltonplace.org).

## Water Usage, The Irrigation System, and the Drought

The association is currently following water reduction guidelines as set forth by the city of San Jose. Unfortunately, the landscaping will decline during the drought due to the mandated water cut-backs. It is hoped that a wet winter will help bring the landscaping back! Please note that residents must also do their share to save water! For more information on what you can do to cut water usage, visit the San Jose Water Company website at: <https://www.sjwater.com>

The landscaping irrigation system is designed to water during the late evenings or 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 15-20 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 45 minutes, please contact CMS at 408-559-1977 to reach the emergency on-call manager.

NOTE: The association attempts to keep common area irrigation water from hitting the siding or wood fences. However, it is also the responsibility of the unit owners to periodically inspect the exterior of their homes and report if there is evidence that the sprinklers are hitting any wood surfaces. If you see that irrigation water may be spraying on the siding of your home or wood fences, please notify Bill Hubbard so that he can have the sprinklers adjusted to prevent damage to the siding or fences.

## How to Help During the Drought

The association has reduced its irrigation water use by the mandated 30%. However, a review of the domestic water usage by the residents has discovered that there has been very little reduction by the residents! 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.

### **WATER WISE**

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

### **WATER WISE**

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

### **WATER WISE**

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

### **WATER WISE**

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=33025505888&hvpos=1t1&hvexid=&hvnetw=s&hvrnd=5493492323405585195&hvpone=&hvptwo=&hvqmt=b&hvdev=c&ref=pd\\_sl\\_ocwppypopn\\_b](http://www.amazon.com/s/?ie=UTF8&keywords=shower+head+shut+off&tag=googhydr-20&index=aps&hvadid=33025505888&hvpos=1t1&hvexid=&hvnetw=s&hvrnd=5493492323405585195&hvpone=&hvptwo=&hvqmt=b&hvdev=c&ref=pd_sl_ocwppypopn_b)

### **WATER WISE**

Modern dishwashers use 3 to 5 gallons.  
Older models, up to 15 gallons.

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

### **Proper Usage of a Garbage Disposal**

Garbage disposals are for small pieces of food that get washed off from pans, plates, and silverware. That's it. When operating the disposal, always use cold water.

### **What Goes Down Garbage Disposals**

- Small amounts of leftover food from your plate
- Small potato pieces and peelings
- Carrot peelings
- Coffee grounds and tea bags (some say these are not OK)
- Grind up some ice cubes and lemon peels for a fresh smell.

### **What Does Not Go Down Garbage Disposals**

- Anything that is not biodegradable food
- Anything combustible
- Plastic and metal
- Cigarettes and butts
- Bones from any animal
- Hamburger
- Bacon grease or other grease
- Egg shells
- Potato skins or large amounts of potato
- Corn cobs or husks, lettuce, celery, asparagus and other fibrous fruits and vegetables
- Pasta and rice

### **More notes:**

- Just remember, whatever you wash down the sink must make it to the road (city pipes). If it is doubtful that a piece of food will get that far without causing a back-up, don't wash it down your sink.
- Anytime you put anything in your disposal make sure you run water for about 30 seconds. This will make sure you get the longest life possible out of your disposal.
- Too much of anything is not good. For example, small amounts of potato peels might be okay, but if you put a lot, you're asking for a repair bill.
- Consider running ice cubes in the unit as a means of 'cleaning' the unit. The hard ice chips help knock down the scum layers that build up below the seal, and in the grinder wheel.

The only things that should go into a garbage disposal are things that are left over after you scrap your plate into the garbage can.

### **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 the following new members to the community:

Miriam Brody  
Aaron and Kristen Yamada  
Gue Hyung Kwon and Jin Sung Hwang

**Landscape Committee Meetings**

The next Landscape Committee meeting will be held on Wednesday, September 16, 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.

**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!

#### **Update of Restated Association Bylaws**

You should have received a draft copy of Restated Bylaws, along with a ballot for approving the Restated Bylaws. The Board is asking that you approve the Restated Bylaws so that the annual Board elections more closely resemble the voting process of general elections by eliminating annual meeting quorum requirements in favor of elections by majority voting. 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 September 8, 2015 Board meeting.

#### **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.