



# 1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER SEPTEMBER 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, October 13, 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
Director:	Tony Sanchez

## 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.

## Message from the Board of Directors

Let's all keep conserving water.

As we all know, California continues to experience one of the most severe droughts in decades. Our landscape committee, working with our contractor, has reduced water consumption by over 30% from last year. This comes at a cost in terms of stress on plants but we are doing the best we can to minimize high value plant damage while minimizing water consumption.

Unfortunately we aren't doing as well in reducing our residential water consumption. Since the HOA pays for water usage, individual owners are buffered from the direct costs of their decisions about using water in their unit. Before the drought some detached homes in our neighborhood were paying around \$200 every two months for water use age. With no cut backs in usage these rates are now \$700 to \$900 every two months. The multiple water meters for residential usage in our community indicate very modest to no reduction in water consumption. Some residential meters actually indicate increased usage.

Please do what you can to be a responsible member of our community by reducing your water consumption. Ensure full loads for dishwashers and clothes washers, take shorter showers or turn off the water while soaping yourself, use a bucket to collect shower water and pour this on plants in your patio or on distressed plants in the common area.

Your support is vital and deeply appreciated.

## Water Saving Seminar

Save the Date: In the clubhouse at 7PM on Wednesday October 28, 2015.

A speaker from the Santa Clara Valley Water District will be here to help us all find different ways to conserve water as well as answer any questions you have about what SCVWD does. Hope you can come!

**Social Committee Being Formed!**

We are forming a Social committee to plan and organize 2 annual events here at the Clubhouse for 1600 Hamilton Place residents. If you would like to be part of this committee, please let Bill Hubbard know or attend the next Board meeting.

**Tree Trimming Schedule**

Lewis Trees will be trimming trees throughout the complex beginning in early October. If you would like to arrange for them to trim some of your personal trees inside your patio areas, at your cost, please contact them at 831-476-1200.

**Board Vacancy Filled**

The Board is happy to announce that it has appointed Tony Sanchez to fill the vacant Board position with a term expiring in March, 2016. Tony has experience dealing with condominium issues and should be a real asset to the association!

**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) and Airtek Indoor Air Solutions (1408-830-9700) are both reputable vendors for this work. 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 3<sup>rd</sup> Thursday of each month. Please avoid parking on Hamilton Place during business hours on the 3<sup>rd</sup> Thursday of each month so that the sweepers will have access to the street surfaces to clear leaves and debris.

**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.

**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, 2015. 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.

### **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 violations to the San Jose Police Department.

### **Landscape Committee Meeting**

The next Landscape Committee meeting will be Wednesday, October 14, 2015, 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.