



# 1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER OCTOBER 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, November 10, 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).

## YARD WASTE

Fall means more leaves falling onto our patios, decks, and balconies. Here are two ways to dispose of that plant litter.

### I. The City Service "Yard Trimmings"

The City of San Jose Environment Services provides 'Yard Trimmings' collection weekly on Wednesday from specific locations along Hamilton Place.

See the map included in this newsletter for the location nearest you.

"Trimmings" **includes** Branches (limited size) Flowers, Grass clippings, \*Leaves, Palm fronds, Small prunings, and limited Sod .

**Not included** are: Ashes, concrete, Dirt, fruit or vegetables, lumber, pumpkins, pet waste, rocks. On **Tuesday** place your yard trimmings loose in the street, no later than 6 a.m. on the collection day, and **no earlier** than any day before Tuesday. A map showing the location of the landscaping pick-up areas along Hamilton Place is included with the newsletter.

*(Municipal code prohibits any setouts earlier than 24 hours)*

The piles may be 5 feet by 5 feet, 1 foot from the curb, and at least 5 feet from any other piles, carts, or parked cars.

**Not** in a red or blue zone, **never** in front of a fire hydrant or in the disposal bins.

WRONG



WRONG



RIGHT



II. The City "Trimmings" service is available all year long for your yard waste as described above; however, now in the fall with lots of our trees dropping their leaves we should pay attention to a better use of those leaves. There is an alternative: Leaves are also known as \*Litterfall/duff and are the dominant pathway for nutrient return to the soil. (Call it Mulch) Once nutrients have re-entered the soil, the plants can then reabsorb them through their roots. Use the duff in the best way by scattering it to the tree from which it came! This applies especially to the Redwood trees some of which are suffering badly from the drought.

## Extension of the Voting Period for Approval of the Restated Bylaws

The Board has extended the voting period for approval of the Restated Bylaws until December 8, 2015. Members of the Board may be contacting owners that have not sent in their ballots encouraging them to do so. If you need a replacement ballot, please contact Bill Hubbard.

## 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.

**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.

**Landscape Committee Meeting**

The next Landscape Committee meeting will be Wednesday, November 18, 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.



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## Hamilton Place

Our complex has a service agreement with Green Waste Recovery to pick up loose yard debris, including yard trimmings, prunings, leaves & branches. Using this **free** service will help keep our garbage bins from overflowing caused by excessive amounts of yard debris, and may also help reduce the garbage expense. Again, this is a **free** service for all residents.

## YARD DEBRIS PICK UP

### On Street:

Please place loose green yard debris on Hamilton Place no earlier than Tuesday, the day before the scheduled pick up

Pick Up Day: Every Wednesday

Collected By: Green Waste Recovery

## Place yard debris on Hamilton Place ...

Drop off spots are in the following locations:

Street area adjacent to both Foxhall Loop entries

In front of clubhouse

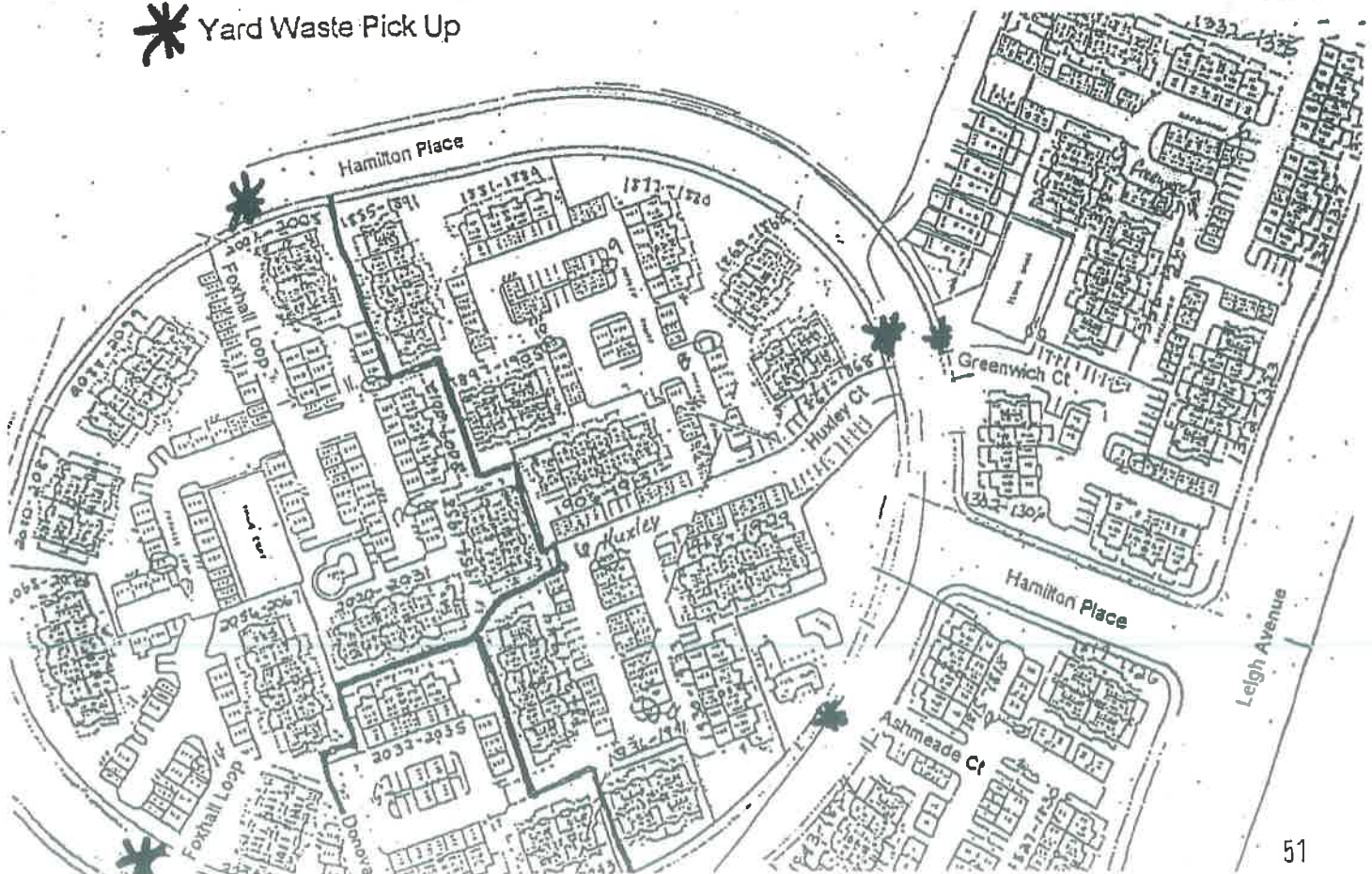
Street area adjacent to Huxley Court entry

Street area on tennis court side of Greenwich Court entry

(SEE MAP FOR LOCATIONS)



\* Yard Waste Pick Up



HERITAGE  
BANK OF COMMERCE  
*HOA Specialty Banking*

October 8, 2015

Dear Homeowner(s),


In August, Focus Business Bank was acquired by Heritage Bank of Commerce. Heritage is now a \$2.2 billion institution and we are excited about the growth potential and the ability to continue to improve systems, products and services to your Association and to you.

We have worked hard to make the transition a smooth one. There will be no changes in account numbers, AutoPay or to the P.O. box address to send payments.

Although there are 11 Heritage Bank of Commerce branches, you cannot make payments at the branches. You will continue to make payments by mail, through your bank, AutoPay, at the CMS office (1935 Dry Creek Road, Suite 203) or online at [www.communitymanagement.com](http://www.communitymanagement.com).

The HOA Specialty Banking Team & Board of Directors at Heritage Bank of Commerce thanks you for your business and looks forward to serving you! If you have any questions, please do not hesitate to call the HOA Specialty Banking Team at 844.489.0999 or email [HOASpecialtyBanking@herbank.com](mailto:HOASpecialtyBanking@herbank.com).

Sincerely,



Teresa Powell  
Executive Vice President  
HOA Specialty Banking