



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER MARCH 2016

www.1600hamiltonplace.org

Next Board of Directors Meeting

The next Board of Directors meeting will be held in the clubhouse on Tuesday, April 12, 2016. 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
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.

RULES REMINDER - PARKING

We encourage all our residents to be courteous of their fellow neighbors and their guests. As a reminder, we each have assigned parking in garages, carports or reserved parking spaces. There are limited spaces available in the form of open or unmarked spots and Guest Only parking spots located throughout the complex. Out of respect for all residents we are each required to comply with the parking rules.

Open spots are first come first served and pursuant to the Association's parking rules (as found on the Association's website at www.1600hamiltonplace.org/parking_rules.htm). These open spaces "may not be occupied by the same vehicle (Resident or Guest) for more than 24 consecutive hours." Guest only spots are designated for Guests only and may not be used by any residents. Please also note that any vehicle that is logged "for more than three (3) consecutive days or on three (3) separate occasions within an entire seven-day period" will be considered a resident vehicle and will be noted and tagged as such. Should you have a recurring guest or a guest who is staying with you for an extended period of time, please contact the Management Company to make prior arrangement on behalf of the Board. All vehicles in violation of these rules will be tagged according to the Association's rules.

Pursuant to the rules published on the website "Residents are not to park in parking spaces designated "GUEST ONLY"". Violation of these rules regarding parking may lead to fines being imposed, vehicles being towed at the owners expense (including, but not limited to, towing and storage expenses and attorney's fees, if applicable") "or such other action by the Board as it may deem necessary."

Results of the March Annual Voting

The Board thanks those owners who participated in the annual voting. The results are as follows:

There were a total of 96 ballots submitted, out of which 90 were validated as properly submitted.

Tony Sanchez	79 votes, elected to a 2 year term
Scott Smithwick	79 votes, elected to a 2 year term

IRS Resolution for 2016	86 votes in favor, 3 votes against, IRS resolution passed
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The minutes from the April 14, 2015 Annual meeting were approved with a vote of 77 approving the minutes, 1 vote not approving the minutes, with 11 members abstaining in the voting.

Goodwill Truck in Community

There will be a Goodwill Truck parked on Huxley Ct from 8AM-3PM on Saturday, June 25, 2016. This will be a good opportunity for you to discard any of your old items AND e-waste for a good cause.

Pool Schedule

The clubhouse pool will officially open around April 1, 2016. The Foxhall Loop pool will open around May 1, 2016.

Keep balcony surface drains clear

Please remember that it is the resident's responsibility to make sure all surface drains on their balconies and patios are kept clear of debris so that rain water can drain properly.

Master and Earthquake Insurance Renewal

The master and earthquake insurance packages will renew in late March. Additional information regarding the levels of coverage will be included with the April newsletter.

Insurance For Your Personal Property

All owners are reminded that they should have an HO6 Condo/Townhome insurance policy to cover their personal property, the inside of their home, liability for themselves and guests which is not covered by the Association.

Also, such a policy provides coverage for any loss assessment by the HOA if the loss is the owner's responsibility. Since the HOA has a high deductible (\$10,000) for property damage, the loss assessment coverage will cover any assessment to an owner when the damage is the owner's responsibility.

HO6 policies are available from any insurance company or insurance agencies at a very nominal cost of a few hundred dollars per year. This is a wise investment to protect your property and personal liability when the need arises.

Water and Gas Shut Off Valves

Each unit has its own water line shut off valve. If you live in a lower unit, the valve can generally be found on the water pipe with the hose bib located in your entry or back patio. If you live in an upper unit, the valve can be found on the water pipe with the hose bib located on the common area on the side of the entry stairs. The gas shut off valve for your unit is found inside the utility cabinet area on each building. It is a good idea to know the location of the water and gas valves for your unit in case you need to shut them off in an emergency. Take the time to familiarize yourself and other members of your household as to the locations of these valves.

Recycling Reminder

Please remember to place all recyclables (paper, cans, glass, plastic bottles, etc.) into the WHITE dumpsters or BLUE totes. The green dumpsters are for trash only. Please remember to cut up or fold all corrugated cardboard into sections no larger than 4 ft. X 4ft and place into the white recycling dumpsters or next to the blue recycling totes. If you need to dispose of a non-recyclable material, such as paint, oil, computer items, etc., call 277-2700 to schedule an appointment at the San Jose recycling center. There is no charge for this service.

EBAY Community Committee Formed

On January 28th several concerned homeowners of 1600 Hamilton Place had an informal meeting at the club house to discuss eBay's impact on our neighborhood. This meeting was a follow up from the City Council meeting on October 20, 2015 at which eleven homeowners attended and voiced their concerns to the city about eBay's permit to build a new structure on its campus across the street from our complex. As you know, the permit was approved and construction has begun and should be completed by June of this year. The City also approved construction work on Saturdays to commence at 10:00am.

eBay told us that they want to be good neighbors but some of their actions have proven otherwise. This is why we formed a Committee "1600/eBay Good Neighbors Committee" to address our concerns via the web-based portal that eBay provided to us as a means of direct communication. We plan to meet once a quarter on the fourth Thursday at 7:00pm at the "Village's club house" - March 24, June 23, September 22 and December 22. We encourage any homeowners from the three complexes to attend. Our plan is to collectively submit our concerns and issues to day as a group rather than individually. We feel that this will be more effective. We would also like to post our communications and eBay responses in our newsletter to keep our homeowners informed. Homeowners can also email our committee at goodneighbors1600@outlook.com with their concerns.

Our main goal is to impress on eBay to be *good neighbors* and to have *respect* for our community.

For the benefit of all residents of Hamilton Place the Board wants to remind everyone that by City Ordinance 9.44 smoking is prohibited in the common areas of communities such as 1600 Hamilton Place. Because smoking in the common areas is prohibited by law and is potentially harmful to residents, the Board of Directors has determined that it is also prohibited by the CC&Rs of the Community and that violations may result in the imposition of fines by the Board as permitted by our rules and regulations. We urge residents and their guests to respect the health and well being of all of our neighbors and to not smoke where smoking is prohibited.

Landscape Committee Meetings

The next Landscape Committee meeting will take place on Wednesday, April 20, 2016, at 7:00PM, in the clubhouse. Any landscaping items must be requested, in writing, for the Committee's consideration. 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, as well as the short term and long term landscaping plans.

Gutter Cleaning

Four Seasons Roofing has completed the 2nd go-through for gutter and downspout cleaning. The cleaning carries a "no clog" warranty until May 1, 2016. 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.

MEDALLION LANDSCAPE MANAGEMENT SPRAY NOTICE

During the 2016 year one or more of the following chemicals may be applied on the days noted below:

<u>THURSDAYS</u>	<u>FRIDAYS</u>
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Round Up	Round Up
Sluggo-Snail Bait	Sluggo-Snail Bait
Pro-Spreader	Pro-Spreader
Pendulum	Pendulum
Turflon	Turflon

In compliance of Article 1, Section 6618, of the California Department of Food and Agriculture's Laws and Regulations, this document shall serve as advance notice of our intent to apply the described Pesticides, Herbicides, and/or Growth regulators to the Association's landscape in accordance with this schedule and pursuant to Contract requirements. Pesticide Information Sheets containing complete descriptions of the products to be applied have been provided to your designated representative. No application shall proceed should inappropriate weather conditions prevail on the day scheduled.

Please direct any questions to Medallion at 408-782-7500