



# 1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER APRIL 2016

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

## Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, May 10, 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](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).

## Phase III of the Exterior Repairs and Painting Project

Exterior repairs have begun on Donovan Court, with Foxhall Loop to follow. Jay Johnson Construction will post notices on your building prior to the start of the repairs. Please email any specific repair requests to Bill Hubbard at [bhubbard@communitymanagement.com](mailto:bhubbard@communitymanagement.com) by May 1, 2016. Include your address in the subject box of the email. Painting of all the buildings and fences on Donovan Court and Foxhall Loop will follow. Power washing and painting notices will be posted 1 week prior to start of that work.

## Electrical Circuit Breaker Panels

It is recommended that you have your electrical circuit breaker panel inspected to make sure that it still conforms to current building codes. Any licensed electrician should be able to assist you with the inspection.

## Changes on the Board of Directors

Due to job changes, retirement, and just relocating, the Board will be losing three Directors. President Scott Smithwick resigned following the April 12, 2016 meeting. Jeff Davis and Kathleen Hawker will be resigning following the May 10, 2016 meeting. The association would like to thank all three members for all of their hard work and contributions they have made toward making 1600 Hamilton Place one of the nicest common interest developments in the south bay area! Four members have stepped forward to be considered for replacements on the Board. If you would also be interested, please contact Bill Hubbard prior to the May 10, 2016 meeting.

## Electrical Vehicles

If you have purchased or are thinking of purchasing an electrical vehicle, please keep in mind that the current electrical wiring or circuit breakers for the detached garages may not be of sufficient gage or amperage to be able to handle the battery charging requirements.

## Walking Safety

You have probably noticed that the liquidambar trees are busy dropping those little brown seed balls all over the place! The association has the walkways blown clean twice per week during the spring season to help keep them clear of these small balls. However, it is impossible to keep the walkways clear all the time. Please use the walkways with caution.

## Gutter Cleaning

Four Seasons Roofing has completed the 2<sup>nd</sup> 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.

## Daylight Saving Time Maintenance Reminders

This is a good time of year to address the following maintenance and safety items:

1. Change the batteries in your smoke and carbon monoxide detectors
2. Change the hot and cold water hoses on your washing machine
3. Check all valves under sinks and toilets for leaks and address any problem areas IMMEDIATELY to avoid costly repairs.

## Pet Reminders – Landscaping

Please remember to keep your dog(s) leashed at all times while in the common area and PLEASE keep your dog(s) out of the planter beds as their urine can easily damage or kill small plants.

### Important Insurance Information

Included with this month's newsletter you will find a copy of the insurance disclosure statement for the policy period March 24, 2016 through March 24, 2017. It is recommended that you review this information with your insurance agent to make sure you have adequate supplemental coverage. If you have any questions about the master policy, please contact Farmers Insurance at 408-286-1334.

**NOTE - A WORD OF CAUTION:** The insurance industry for multiple-residence dwellings is now mandating certain conditions under which these policies are provided. One of the conditions is the elimination of charcoal barbecues from any second story balconies. We have assured the insurance carrier that we are doing everything in our power to make sure that the conditions for the use of barbecues on balconies are optimum for safety and fire prevention. Along these lines, please make sure that you are using only a propane type barbecue on your balcony or deck areas.

### 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.

### 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.

### Landscape Committee Meetings

The next Landscape Committee meeting will take place on Wednesday, May 18, 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.

### MEDALLION LANDSCAPE MANAGEMENT SPRAY NOTICE

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

#### THURSDAYS

Round Up  
Sluggo-Snail Bait  
Pro-Spreader  
Pendulum  
Turflon

#### FRIDAYS

Round Up  
Sluggo-Snail Bait  
Pro-Spreader  
Pendulum  
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.