



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER MAY 2016

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, June 14, 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:	Marcie Martin
Vice President:	Heath Birkendahl
Secretary:	Elizabeth Grey
Treasurer:	Brian Finerty
Asst. Treasurer:	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.

New Board Members and Officers

During the May 10, 2016 Board of Directors meeting, Heath Birkendahl, Elizabeth Grey, and Marcie Martin were appointed to the Board to fill the vacancies resulting from the departure of Jeff Davis, Kathleen Hawker, and Scott Smithwick due to the sale of their homes. The Board then appointed new officers:

Marcie Martin	President
Heath Birkendahl	Vice President
Elizabeth Grey	Secretary
Brian Finerty	Treasurer
Tony Sanchez	Asst. Treasurer

Please feel free to attend an upcoming Board meeting to meet the new members of the Board as they are excited about the opportunity to serve the association in their new capacity!

The Board would like to thank Jeff Davis, Kathleen Hawker, and Scott Smithwick for all of their hard work and dedication during their tenure on the Board.

Political Signs Prohibited in the Common Area

The association encourages all residents to participate in the voting process, however political signs are not permitted in the common areas.

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.

Fence Maintenance Guidelines

Please make sure you are in compliance with the following guidelines:

GUIDELINES FOR PROTECTION OF PATIO FENCES

In order to help prevent damage to the wood fences in the patio areas, the following guidelines should be followed:

- Vines and shrubs shall not come into contact with any of the patio fences.
- No trellises or other objects may be attached to the patio fences.
- No planters or dirt may come into contact with the patio fences.
- No items may be placed on top of the patio fence caps.
- Irrigation should be installed in a manner that does not result in irrigation water hitting the building surfaces or patio fences.

There must be enough clearance between the buildings or fences and any shrubs or trees to allow access for any needed maintenance.

Assessment Autopay Info

Eliminate the worries of late payments and late fees by arranging to have your monthly assessment fee automatically withdrawn from your checking account by the association's bank on the 10 of each month! Please contact Bill Hubbard for an application.

Update on Donovan Court/Foxhall Loop Painting Schedule

The wet winter has caused delays on completion of other painting projects for Steve's Painting. The tentative start date for the painting on Donovan Court, to be followed by the painting on Foxhall Loop, will be late June/early July. Notices will be posted on your building 1 week prior to the start of the painting project.

EBAY Group

An independent group of owners from the community have gotten together to attempt to resolve some issues involving EBAY. If you are interested in participating or have comments that you would like to share with the group, here is the contact information:

Email address for concerned homeowners to contact the Ebay group: ebayneighbors@gmail.com
Twitter account for concerned homeowners to Tweet: [@ebayneighbors](https://twitter.com/ebayneighbors)

Reminder from the Landscape Committee

If you are having work done on your unit:

1. Please make sure that the landscaping in the common areas, including the lawn, are protected
2. Make sure your contractor does not put any debris in the dumpsters

Homeowners may be assessed for any damages to the common area or the cost to remove extra debris from the dumpsters.

Welcome New Members

The association would like to welcome Eujin and Jung Hwan Park.

Pool Safety, Security, and Etiquette

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. Please keep in mind that the pools and spa are located near the homes of other residents and keep the noise levels down to a minimum and adhere to the opening and closing hours of the facilities. THIS GOES FOR THE TENNIS COURTS, ALSO!

Help Prevent Vandalism and Crime

With the economy sluggish, vandalism and crime have increased throughout the bay area. Here are a few tips that will help prevent you from becoming a victim:

1. When you are not home, make sure all windows are closed and secured, with window coverings closed.
2. If you are going to be gone for an extended period of time, cancel any newspaper or mail deliveries or arrange for a neighbor to pick them up daily.
3. If your vehicle must be parked in an open parking space, make sure the windows are closed and the doors are locked. Place any items of value in the trunk of your vehicle or inside your unit. Better yet, use your garage!
4. There are several devices now on the market that help deter vehicle theft. Check your Yellow Pages for more information.

Be a nosy neighbor! If you see any suspicious activity, contact the San Jose Police Department immediately.

Warm Weather Reminders

As the weather heats up for the summer, please remember that we live in a close-knit environment. Please be courteous to your neighbors and keep the volume of your stereo and television equipment to reasonable levels when you have your windows open. This goes for car stereos, also!

School Out Soon

Please remember that school will be out for the summer soon. Please keep an eye out for children playing throughout the neighborhood and DRIVE CAREFULLY.

Pet Reminders

Please remember that dogs are to be leashed at all times while out in the common areas of the complex. In addition, dogs ARE NOT permitted in the pool or tennis court areas. Also, please help keep 1600 Hamilton Place neat and tidy by cleaning up after your dog if it leaves a "calling card" out in the common area.

Rodents

This time of year, rodents can become a big problem as they look for food and water sources. The association does not exterminate rodents. Please make sure that you do not leave water or any food, whether pet or human, outside of your unit. Also, please dispose of any garbage bags immediately into the dumpsters rather than store them inside your patio areas and keep the garbage and recycling dumpster lids closed

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 9AM-5PM 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, June 15, 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