



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER JUNE 2016

www.1600hamiltonplace.org

Next Board Meeting—NOTE DAY AND DATE CHANGE FOR JULY DUE TO A SCHEDULE CON- FLICT

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Monday, July 11, 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. Secretary: 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.

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.

Welcome to New Members

1600 Hamilton Place would like to welcome Narciso Padua and Rosemarie Rayos del Sol, George Sylvia, and Sharada Bose as new members of the association!

Guests at the Swimming Pools

Guests of residents are welcome to use the pool as long as they are accompanied by a 1600 Hamilton Place adult resident and adhere to the rules for using such facilities. Please remember that each household is permitted no more than 4 guests. Also, please remember that the Board has asked the patrol officers to periodically verify residency for those using the facilities, so if you are asked your address and to produce a pool key, please do so willingly.

CUSTOMER SERVICE—Here's How It Works

Community Management Services' office hours are from 8:00 AM - 5:00 PM, Monday through Friday. The Customer Service phone number is **408-559-1977**.

At Community Management, our Customer Service Department directly answers your call. They are equipped to handle most emergencies, routine matters, and general questions.

If for any reason Customer Service is unable to help you, they will either transfer you to your Association Manager or obtain the necessary information for your Manager to return your call. Please assist them in servicing you by utilizing their talents and expertise when possible.

Questions about your assessment or statement??? Please give the name of your Association and ask for the accounts receivable department.

For after-hours calls, you may use the same phone number after-hours. Our voice mail system will allow you to leave a message for Customer Service, or the appropriate person, and will also give you an option to have your call routed to an after-hours emergency on-call manager for structural and safety emergencies. Please leave a message or hold all other calls until the next business day so that the after hours line can be kept clear to handle emergencies.

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) has done the vent cleaning for many residents in the past. 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.

SPEEDING

Please take a moment to remind each licensed driver in your household to please drive slowly throughout the 1600 Hamilton Place community. With the nice weather just around the corner, more children will be playing outside and riding their bikes and other toys.

Using General Contractors – Remove Debris Daily

The Board wants to remind everyone that anytime you are having work done at our home to please make sure the contractor doing the work removes ALL debris each day (the trash and recycling bins are NOT available for construction debris) and leaves nothing in the common area overnight.

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, July 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.

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>
------------------	----------------

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.