



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER JULY 2016

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, August 9, 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.

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 Yung and Reiko Kang as new members of the association!

Pear Trees and Fire Blight

Based on consultation with Lewis Tree Service, the Landscaping Committee is recommending, subject to board budget approval, removal of pear trees contaminated with blight located on the walkway between 2005 Foxhall Loop and 1886 Huxley Court. The blight is highly contagious and due to the small enclosed area these trees are growing in, it would be difficult to eliminate the blight. The remaining pear trees in the complex that are not deemed as critical, will continue to be monitored and pruned annually.

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: chayneighbors@gmail.com

Twitter account for concerned homeowners to Tweet: @ebayneighbors

Keep Assessments Down

Now that we have your attention, the City Department of Sanitation has asked that all residents take the following steps to help prevent sewer line back-ups, which, in turn, reduce the association expenses on plumbing repairs:

1. DO NOT put any grease in the sinks or through the disposal. Pour it into a container and discard it in the regular trash bin.
2. DO NOT place egg shells in sinks or through the disposal. Discard in regular trash.
3. DO NOT dispose of any paper towels or Kleenex, as well as any feminine products in toilets. They are not designed to disintegrate in water. Discard in regular trash.

These are all very simple suggestions that will result in less problems with the sewer system, helping to keep your assessment payments lower!

Recycling Reminder – PLEASE BREAK DOWN CARDBOARD BOXES

PLEASE break down cardboard boxes before you place them inside the white recycling bins to help prevent overflow conditions. If a bin is overflowing, PLEASE take items to another bin close by and report condition to CMS.

New Pest Control Service

After serving the three associations in Hamilton Place for 30 years, Harold (Bugbusters) has retired! The association has arranged for Winchester Pest Control to take over the pest control duties, which include spraying for general pest control (ants, roaches, wasps) in the common areas on an as-needed basis. Please direct any requests for service to CMS customer service or association manager Bill Hubbard.

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.

Landscape Committee Meetings

The next Landscape Committee meeting will take place on Wednesday, August 17, 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

FRIDAYS

Round Up
Sluggo-Snail Bait
Pro-Spreader
Pendulum
Turflon

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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.

Message from the Board Regarding Water Conservation

The Board would like to thank all of our residents for their efforts in helping the Association meet the mandated water reductions. As you may have read the mandated 30% reduction has been recently lowered to 20%. We encourage all of our residents to maintain the steps they have undertaken to use less water. Water use reductions appear to be the new normal for the foreseeable future. While the limitations have been reduced we are dealing on an ongoing basis with increasing costs of water which is one of the Association's largest budget items. If water use goes up the monetary cost to all of us will also go up. In order to continue to do our part to help in the ongoing water shortage and to keep us within budget we encourage you to please continue to do your part in water conservation. For more detailed information behind the need for continued conservation please look at the item from the Mercury News by our district representative on the Santa Clara County Water Board and this year's Board president Barbara Keegan (sister of Brian Finerty from our Board) which can be found at www.mercurynews.com/opinion/ci-30076812/keegan-water-conservation-needs-be-way-life