



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER AUGUST 2016

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on MONDAY, SEPTEMBER 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:	Marcie Martin
Vice President:	Heath Birkendahl
Secretary:	Elizabeth Grey
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.

Lighting Post Replacement Project - Seeking bids

The pedestrian lighting of 1600 Hamilton Place is going to be updated and upgraded. The brown square lighting poles with hanging white globe fixtures are planned to be replaced with an updated design and energy efficient LED lighting. The Architecture Committee is currently seeking bids for this project. If you know of an excellent lighting/electrical company that may be interested in submitting a bid for this ~160 pole replacement project please contact Bill Hubbard for more information.

Vermin

This is the time of year when rodents can become a problem as they are seeking food, shelter, and water. The association does not have a rodent prevention program in place and does not budget to address these types of problems. The best method to address rodent problems is through prevention by keeping pet food and water inside your unit and not placing food or water anywhere outside. If you see anyone placing food or water outside in the common area or patios, please report the address to Bill Hubbard.

Pool and Spa Reminder

Please remember that the pools and the spa are located in close proximity to your neighbor's homes. The hours for pool and spa usage are 8AM-10PM on weekdays, 8AM-11PM on weekends. Even during these hours, please keep the noise levels to a minimum in respect for the privacy of your neighbors.

A word about the spa temperature: the pool service has been instructed to keep the temperature around 102-103 degrees. Although this may not be as hot as some folks would prefer, California Civil Code prohibits the temperature in a public spa from surpassing 104 degrees.

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.

Neighborhood Watch - Recent Break-in reported

There was a burglary attempt recently in the neighborhood. It is highly recommended that you have a monitored alarm system installed to help prevent this type of activity. One of the advantages to living in a common interest development such as 1600 Hamilton Place is that the community can help prevent crime or vandalism by keeping an eye out for any suspicious activity. If you see any type of activity that appears to be suspicious in nature, contact the San Jose Police Department IMMEDIATELY. Don't be shy. Take the initiative to prevent crime in your neighborhood!

A word about the security patrol - the association, in conjunction with the Hamilton Place Cottages Townhomes and the Hamilton Place Corners Condominiums, hire off duty or retired San Jose Police Officers to patrol the complexes. The main duties of these patrol officers is to help the associations enforce parking rules, as well as provide a visual deterrent for crime or vandalism. Please remember that the San Jose Police Department should be contacted any time you feel that there is a safety issue or matter that involves infractions of the law.

Proper Usage of a Garbage Disposal

Garbage disposals are for small pieces of food that get washed off from pans, plates, and silverware. That's it. When operating the disposal, always use cold water.

What Goes Down Garbage Disposals

- Small amounts of leftover food from your plate
- Small potato pieces and peelings
- Carrot peelings
- Coffee grounds and tea bags (some say these are not OK)
- Grind up some ice cubes and lemon peels for a fresh smell.

What Does Not Go Down Garbage Disposals

- Anything that is not biodegradable food
- Anything combustible
- Plastic and metal
- Cigarettes and butts
- Bones from any animal
- Hamburger
- Bacon grease or other grease
- Egg shells
- Potato skins or large amounts of potato
- Corn cobs or husks, lettuce, celery, asparagus and other fibrous fruits and vegetables
- Pasta and rice

More notes:

- Just remember, whatever you wash down the sink must make it to the road (city pipes). If it is doubtful that a piece of food will get that far without causing a back-up, don't wash it down your sink.
- Anytime you put anything in your disposal make sure you run water for about 30 seconds. This will make sure you get the longest life possible out of your disposal.
- Too much of anything is not good. For example, small amounts of potato peels might be okay, but if you put a lot, you're asking for a repair bill.
- Consider running ice cubes in the unit as a means of 'cleaning' the unit. The hard ice chips help knock down the scum layers that build up below the seal, and in the grinder wheel.

The only things that should go into a garbage disposal are things that are left over after you scrap your plate into the garbage can.

School Begins Soon!

Please be aware that more children will be walking along the streets on their way to school soon, so please drive SLOWLY and CAREFULLY, through the neighborhoods!

More Water Conservation Information

This piece follows up on last month's article on the need for continued water conservation and is intended to provide some hints on what you can do to help in the effort.

For hints on what you can do we recommend the web site of the Santa Clara Valley Water District, particularly the info found at: <http://www.valleywater.org/programs/conservationathome.aspx>. You may want to consider the program providing rebates of up to \$150 for High Efficiency clothes washers. Or how about the Water Wise House Calls the district provides for free in which a trained water surveyor will come to your home and provide suggestions for water efficient improvements. Lets all try to do our part!

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, September 21, 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.