



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER SEPTEMBER 2016

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, October 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
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 or patios/balconies.

Tree Trimming Schedule

Lewis Trees will be trimming trees throughout the complex beginning in October. If you would like to arrange for them to trim some of your personal trees inside your patio areas, at your cost, please contact them at 831-476-1200.

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) and Airtek Indoor Air Solutions (1408-830-9700) are both reputable vendors for this work. 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.

Pet Reminders

Not all people are comfortable with free running dogs so please be sure to have your dogs on leashes out of respect for your neighbors and because the rules require that dogs to be leashed at all times while out in the common area. Also, please clean up after our dog and discard the waste in a proper manner.

Garage Sales

The Board of Directors would like to remind all residents of 1600 Hamilton Place that garage sales are discouraged because of the logistics involved in setting them up. There is no parking permitted along the inner streets of the association, as they are considered Fire Lanes. Also, it is feared that vehicles would park directly behind a garage door, thus creating the potential for liability issues if a resident opened their garage door and damaged a vehicle. Lastly, the governing documents prohibit the placing of any personal items out in the common areas without prior Board approval. The Board apologizes for any inconvenience this may cause, but recommends donating items to one of the many charitable local organizations as an alternative.

Pool Schedule

The heat to the Foxhall Loop pool will be turned off around October 1, 2016. The clubhouse pool will remain heated until the end of October. The spa is heated throughout the year.

Fire Extinguishers

The association has fire extinguishers installed on the exterior of fences around each group of buildings throughout the complex. It would be a good idea to inspect the areas around your building to familiarize yourself with the location of the closest fire extinguisher. Of course, it is also a good idea to have several fire extinguishers available inside your unit at all times.

Landscape Committee Meetings

The next Landscape Committee meeting will take place on Wednesday, October 19, 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.

Dumpster/Recycle Rules

Residents are reminded of dumpster rules to: avoid owner fines (currently averaging 2-3 per month); to avoid injury/contamination and blocking entrances; and to eliminate eyesores.

Residents are responsible for large item and hazardous waste disposal. To assist residents, the HOA allows a Goodwill truck to be parked periodically near the clubhouse (notices will be posted on mailboxes.) The Salvation Army 1-800-SA-TRUCK (1-800-728-7825 <https://satruck.org/Donate/choose>) will pick up most furniture and other large items in good condition at no cost. (Generally expect a 3-week scheduling lead-time.) The San Jose landfill (<http://www.zankerrecycling.com/zanker-facilities/how-to-dump/>) charges \$30 per carload. Paint cans can be dropped off free at Kelly Moore paint store 1145 S. Bascom 295-5878. Home Depot/Orchard Supply/ACE hardware accept unbroken fluorescent lightbulbs (the curly-Q kind and long tubes) which cannot be put in trash due to mercury. The Goodwill at Meridian/Hamilton accepts electronic recycling (PCs, TVs, batteries, cables, etc.) For hazardous chemical chemicals, etc.) call Santa Clara County recycling 408-299-7300 or hhw.org to schedule a free drop off appointment. For electronic recycling, call County Recycling Hotline at 1-800-533-8414 or go to www.RecycleStuff.org. Residents desiring pick-up and disposal of large and hazardous items at their own expense, may call a hauling service such as Silver Spur 408-254-2159 or 1-800-GOT-JUNK. Please take yard waste to the designated curb areas on Hamilton Circle as close to Tuesday night as possible for pick up on Wednesdays.

Also, cardboard boxes must be flattened to make room in the recycle bins for everyone. The garbage truck will not pick up any items left outside the dumpster requiring the HOA (all of us) to pay to remove. Please refer to the new posters in the dumpster enclosures and Green Team Recycling website for more details: www.greenteam.com/assets/media/docs/15showtguide-commercial.pdf. Thank you for your efforts in maintaining a clean and safe neighborhood.

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.

HAMILTON PLACE STREET SWEEPING SCHEDULE

The San Jose Department of Transportation is arranging an enhanced sweeping of Hamilton Place on the 3rd Thursday of each month. Please avoid parking on Hamilton Place during business hours on the 3rd Thursday of each month so that the sweepers will have access to the street surfaces to clear leaves and debris.

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

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

THURSDAYS FRIDAYS

**Round Up
Sluggo-Snail Bait
Pro-Spreader
Pendulum
Turflon**

**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

Email Communication Reminder

Please remember that either "1600 Hamilton" 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.

**Community Management Services, Inc
1935 Dry Creek Road, Suite 203
Campbell, CA 95008
Customer Service: 408-559-1977
Association Manager: Bill Hubbard**

**Email: bhubbard@communitymanagement.com
(1600 Hamilton or your unit address must be included in the SUBJECT BOX of all emails)**

**1600 Hamilton Place Security Office: 408-371-1715
1600 Hamilton Website: www.1600HamiltonPlace.org**