

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION  
NEWSLETTER  
DECEMBER 15, 2016**

## **1600 HAMILTON PLACE**

### **Next Board Meeting**

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, January 10, 2017. The Board meeting starts promptly following the 6:30PM Open Forum. An agenda for the meeting is posted at the mailbox kiosks 5 days prior to the meeting date.

### **From the President's corner:**

Hello and thank you for the warm reception you have given me and the new volunteer board members over the last few months. I have enjoyed meeting many of you and hearing your thoughts. A common theme I've heard is that you would like more communication from the board including notification of upcoming changes, so we will be using the newsletter more for that purpose. Happy New Year! ~Marcie

### **2017 Budget**

Consistent with the prior 2 years, the board approved an almost 4% increase. While it's always a challenge to contain HOA fees to remain competitive while maintaining an aging infrastructure, this year we are hit especially hard with escalating water costs (see below). We have elected to invest in landscape infrastructure improvements with a near-term payback rather than continue to pay for water to go down the drain. Nearly half of the budget increase is to expedite drought-tolerant landscaping & sprinkler upgrades/repairs to reduce water cost. Additionally, we increased General Repairs budget and reserves to cover balcony repair and pipe repairs which are increasing due to age. On the positive side, our earthquake insurance premium reduced by nearly \$1000 per month. Homeowners are still encouraged to buy earthquake coverage for their own units and for HOA special assessment coverage to pay earthquake deductible in case of a large event exceeding our earthquake reserve fund.

**Water:** Water is the largest item in the operating budget (15%) and increasing. In June 2016, we incurred a 27% rate hike by San Jose Water Company. Consequently, our water bill has spiked \$10,000 per month (\$33 per household) over the same period July-October last year. Additionally, we are being penalized for landscape water meters which exceed the 2013 baseline city-mandated allocation. For example, the Greenwich Court landscape water meter exceeded the allocation into the Tier 2 level and received a 50% rate penalty equating to \$600. Along with the installation of drought-tolerant landscaping requiring less water, the landscape committee has begun removing smaller hedges/turf and capping sprinklers to reduce water consumption in an attempt preserve water for our signature large trees and grassy greens. Thank you for your continued efforts to reduce water consumption in your households and to report sprinkler leaks. Some of our residential water meters have shown a decrease in consumption. Future newsletters will highlight more water-saving ideas.

### **1600 Hamilton Place Wins Landscape Award—**

Congratulations to Medallion Landscaping and our Landscape Committee for winning a prestigious first-place award from the SF Bay Area chapter California Landscape Contractors Association for large multi-family maintenance based on criteria including appearance, plant health, water management, and performing best practices in pruning/maintenance.

Medallion under the leadership of Tim and Maxine, certified arborist and horticulturists, and landscape committee co-chairs Maryalice and Sheba have worked tirelessly to maintain and update our aging grounds to a more sustainable and drought-tolerant landscape. Their efforts have secured county water rebates for water-saving projects while maintaining our beautiful park-like community.

Maryalice and Sheba have volunteered their time for over a decade while working their day jobs. Thanks to them for their dedication and a job well-done! And thanks to our residents for your patience as we continue to implement additional landscaping improvements.



Maryalice (left) and Sheba (right) December 2016

### **Landscape committee updates:**

There was no December landscaping meeting scheduled due to holidays.

Please keep children, pets, and materials (heavy objects) out of existing and newly planted areas which are highly sensitive to trampling. Also, pet urine/feces kills the new plants.

Why are we hard-pruning/removing some hedges?

- Some are too tall/dense for new lower-height lighting

### **Holiday Boxes**

Please break down and place your cardboard boxes inside the white recycling bins or blue totes. If you see a bin or tote already filled with boxes, please either wait until the next service day (Tuesday and Fridays) or take your boxes to another trash/recycling corral. The association must hire someone to come and break down and recycle any boxes that are left outside or inside of the corrals, which costs the association (YOU!) money.

### **Board of Directors Elections in March, 2017 –Candidates Needed**

If you are interested in running for one of the 3 Board positions up for election in March, 2017, please contact manager Bill Hubbard by no later than January 10, 2017 or attend the January 10, 2017 Board meeting. This is your opportunity to get more directly involved in the policy-making decisions for the association.

### **Neighborhood Watch**

During this time of year, unfortunately, there is always an increase in burglaries throughout the bay area. Please keep the following suggestions in mind:

1. Do not keep your garage door open unless you are in the garage.
2. Keep all doors and windows closed and locked when you are not home.

3. Keep car locked and all valuable items out of sight when parked outside your garage.
4. **Keep an eye out for any suspicious activity within the complex and report it IMMEDIATELY to the police.**

If everyone gets involved in the neighborhood watch, this can be a happy and safe holiday season!

### **Holiday Decorations**

The Board of Directors would like to remind all residents that exterior holiday decorations/lights are welcome, however please make sure that all decorations are removed by no later than January 30, 2017. The Board thanks you for your cooperation and wishes all residents of 1600 Hamilton Place a very HAPPY HOLIDAY SEASON and HEALTHY NEW YEAR!

Please dispose of your Christmas trees **on Tuesdays** in one of the four Green Team landscaping waste disposal sites along Hamilton Place. **ALL ORNAMENTS AND STANDS MUST BE REMOVED!**

### **Garage Sales**

Although garage sales are not specifically prohibited by the governing documents for the association, the Board of Directors does discourage them because of the limited access to parking and the City of San Jose ordinance requiring that all Fire Lanes be kept clear at all times. A solution to this would be to participate in a garage sale with a friend who lives outside of the complex or donate items to a charity. If you do need to have something hauled away, there are a number of companies listed under "HAULING" in the yellow pages. Please keep in mind that, if you do plan on having a garage sale, the rules and regulations for the association prohibit the placing of any personal items or signs out in the common area without prior approval from the Board.

### **Gutter Cleaning**

Four Seasons Roofing has completed the first scheduled cleaning of the roofs, gutters, and downspouts, with a second cleaning to follow in January, 2017. The cleaning carries a "no clog" warranty until May 1, 2017. 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.

### **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**

There will be no meeting in December due to the holidays. The next meeting will be held in the clubhouse at 7PM on Wednesday, January 18, 2017. 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.

### **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](http://www.1600hamiltonplace.org).

### **HAMILTON PLACE STREET SWEEPING SCHEDULE**

The San Jose Department of Transportation is arranging an enhanced sweeping of Hamilton Place on the 3<sup>rd</sup> Thursday of each month. Please avoid parking on Hamilton Place during business hours on the 3<sup>rd</sup> 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 2017 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

### **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](mailto: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](http://www.1600HamiltonPlace.org)**