



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER JANUARY 2017

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, February 14, 2017. 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.

RULES REMINDER FROM THE BOARD

As owners or tenants we are each responsible for being aware of and complying with the rules governing the 1600 Hamilton Place community. These rules, as amended from time to time, can be found on the Association's web site at 1600hamiltonplace.org and are intended to maintain the integrity of the community and resale values of homes.

Please note that in addition to being responsible for your own actions you are responsible for the actions of third parties you engage to provide services on your behalf such as private gardeners or house cleaning services. Be sure they are aware of the governing rules such as those regarding parking and waste disposal.

Landscape Update - Why are we hard-pruning/removing some hedges?

- ☐ Some are too tall/dense for new lower-height lighting
- ☐ A few are diseased, dying, or dead
- ☐ Replace with drought-tolerant landscaping to save water
- ☐ Reduce landscaping labor & hedge-trimming noise
- ☐ Remove travel pathways & hiding places for vermin
- ☐ Open up narrow walking paths
- ☐ Improved security

Short Term Rentals

Please note that the CC&Rs for the association prohibit the use of residences for short term rentals such as AIRBNB. Please report any violations of this provision in the governing documents to Bill Hubbard so that the association may take the necessary discipline action against violators.

Message from the Board of Directors

Water: Despite steady seasonal rainfall, the ongoing drought continues in 83% of California and is expected to persist (US Drought Monitor report 12/27/16; US Seasonal Drought Outlook 1/4/17) ; californiadrought.org) The State Water Board will present a proposal to extend emergency conservation regulations on January 18, 2017. Snow measurements between January and April 2017 will guide water management decisions for the rest of the year. Santa Clara Valley Water District (valleywater.org) expects to continue at least a 20% reduction mandate. These reports indicate that water will continue to be a major cost item in our budget. Residents are encouraged to continue water saving efforts to keep down HOA fees. The rainy season is a good time to replace water thirsty plants on patios with drought-tolerant plants. <http://www.sanjose.watersavingplants.com>. Let's all continue to do our part.

Maintenance Reminder

During the heavy rains in December and January, several units experienced flooding due to clogged or covered drains in their balcony or patio areas. Please remember that the owner is responsible for making sure that all surface drains located in the restricted common area balconies or patios be kept free of debris.

Proposed Parking Rules Change

Please review the draft of proposed updated parking rules included with this newsletter. The proposed change is hi-lited and underlined in rule #3. Please direct and comments or suggestions to Bill Hubbard for the Board's consideration.

Welcome to New Members

The association would like to welcome Constantin and Elmira Petrenco to the community!

1600 Hamilton Patrol Service

The Board of Directors would like to clarify the role of the patrol service and the patrol officers. The Board has defined their role as one of assisting the Board in enforcing the rules and regulations of the association. It would be hopeful that their physical presence would also help deter crime and vandalism within the community, but they are not expected or properly equipped to directly confront issues of that nature. The patrol officers are instructed to immediately contact the appropriate local emergency services in the event of a situation that involves a threat to one's personal safety or property, but that should be the extent of their involvement with issues of that nature. If you have an issue involving the enforcement of rules and regulations of the association, please do not hesitate to contact the onsite patrol office at 408-371-1715 or you can email Bill Hubbard at bhubbard@communitymanagement.com and he will address the violation. If you have an emergency that requires the attention of the police department or other emergency personnel, dial 911 immediately.

Also, please consider the consequences if there was no enforcement of the rules by the Board, management, or the patrol officers and, hopefully, you will understand how important rules enforcement is to the real estate values for the homes within 1600 Hamilton Place.

Cleaning Up After Pets

The Board would like to thank everyone who has made an effort to keep their patio areas and common area lawns clean and orderly. With everyone pitching in to keep their yards clean, the Board asks that you please not allow your pet to use someone else's lawn as a bathroom. The Board has received quite a few complaints about residents who have been allowing their dogs to go to the bathroom on common area lawns and in their yards. This has been causing grass and plants to die, and placing clean up duty on the wrong party. If you own a pet, the Board requests that you please be considerate of your neighbors and clean up after your own pet.

Chimney Cleaning

If you use your fire place, it is imperative that you arrange to have the chimney properly cleaned periodically! You can find licensed chimney cleaning services in the yellow pages or on the internet.

Annual Voting

You will soon receive information and a ballot for the annual election of the Board, approval of the IRS Resolution, and approval of the 2016 annual meeting minutes. Please be sure to follow the instructions for completing and submitting your ballot so that it counts towards the voting results.

Holiday Decorations

The Board of Directors would like to wish everyone a very Happy and Safe New Year and remind all residents that exterior holiday decorations/lights should be removed by January 30, 2017.

Landscape Committee Meetings – Note new meeting time

The next Landscape Committee meeting will take place in the clubhouse at 3:30PM on Wednesday, February 15, 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.

IMPORTANT: MASTER INSURANCE POLICY INFORMATION

The association's master insurance and earthquake coverage programs renew on March 24, 2017. Please note that, since the premiums are paid all at one time and not financed over 12 months at an additional expense, the association typically borrows a portion of the renewal amount, which is an operating expense, from the reserves and then pays the reserves back by the end of the fiscal year. You can directly help keep the premiums for the property damage portion of the master policy down by adhering to the following suggestions:

1. Replace the supply hoses to your washing machine annually or better yet, turn off the water supply to your washing machine after each use.
2. Have heating, ventilation, and air conditioning inspected and overflow lines cleaned annually.
3. Have the water heater inspected for leaking or corrosion and replace as needed. The life expectancy for a water heater is 10-12 years. If yours is older than that, it will most likely fail in the near future, causing water damage to your unit.
4. Know how to turn off the main water line into your unit. The valve is normally located along with a hose bib in entry patio of your unit, or by the entry stairs if you live in an upstairs unit.
5. Regularly inspect washing machine hoses, supply lines, ice makers, dish washers, and other appliances that use water.
6. **TURN OFF THE WATER MAIN LINE WHEN YOU ARE GOING TO BE AWAY FOR A PERIOD OF TIME.** If you live in a first-floor unit, your main water line valve is located in the patio area. If you live in a second-story unit, your main water line valve is located adjacent to the entry steps.

Gutter Cleaning

Four Seasons Roofing has completed its second cleaning of the gutters and downspouts. 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.

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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 2017 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.

1600 Hamilton Place Community Association

Parking Rules And Regulations (March 9, 2010)

1600 Hamilton Place Community Association Parking rules are based upon the provisions for Project Rules, as permitted in the "Codes, Covenants, and Restrictions" of the Association, Article III, "Homeowners Association", and Article IX, "Use of Properties and Restrictions". The rules below are compilations of these provisions and supplemental rules as permitted for parking on the premises.

1. Owners or tenants (hererafter called "Residents") must park their vehicles in their garage, carport, reserved parking space, or an unmarked (hereafter called "OPEN") parking space, in accordance with these rules.
2. Residents are not to park in parking spaces designated "GUEST ONLY".
3. OPEN parking spaces must not be occupied by the same vehicle (Resident or Guest) for more than 24 consecutive hours. No more than one vehicle from a household may be parked in "OPEN" parking at the same time.
4. Guests may not use a "GUEST ONLY" marked space for more than three (3) consecutive days or on three (3) separate occasions within an entire seven-day period unless approved by prior arrangement with the Management Company, on behalf of the Board. If a GUEST vehicle is parked in a "GUEST ONLY" marked space on more than three (3) separate occasions within a seven-day period, such vehicle will thereafter be expected to adhere to the parking rules set forth for Residents.
5. Absolutely NO PARKING is permitted in Fire Lanes or along red curbs at any time. All private streets within the 1600 Hamilton Place complex – Ashmeade Court, Greenwich Court, Huxley Court, Donovan Court, and Foxhall Loop -- are considered Fire Lanes and must be kept clear for the passage of emergency vehicles at all times. Vehicles parked in these areas may be towed at the owner's expense without warning. If you need to temporarily park a vehicle behind a garage in order to load or unload items, the vehicle must be attended at all times by a licensed driver.
6. Commercial vehicles over 3/4 ton and all other vehicles such as boats, trailers, or any variety of motor homes, campers, recreational vehicles, or personal items of any sort ARE NOT permitted to park in driveways, on Community streets, Open spaces, or in "GUEST ONLY" marked parking spaces. Exception to this parking restriction is made for attended vehicles for a reasonable period of time, i.e., for loading and unloading, provided that no interference is made to the free movement of emergency vehicles and the vehicles of residents and guests. "Attended" is defined as a licensed driver being present at the vehicle while it is being loaded or unloaded.
7. No repairs of any vehicle shall be undertaken upon the Community streets, or in the carports, Reserved parking spaces, OPEN parking spaces, or in "GUEST ONLY" marked parking spaces. Vehicles dripping oil, gas, or other fluids on the parking areas are prohibited. Damages to parking spaces will be the responsibility of the vehicle owner. Car washing is restricted to the two designated areas located on Greenwich Court and Foxhall Loop.
8. After receiving two warnings for the same violation, vehicles or other equipment parked or stored in violation of these may be subject to tow-away removal or such other action by the Board as it may deem necessary. All costs incurred in the removal of such vehicles and equipment, including, but not limited to, towing and storage expenses and attorney's fees, if applicable, will be charged to the owner of the vehicle or equipment involved.
9. Garage doors should be kept closed except when necessary for movement of motor vehicles, access to items or when occupied.
10. Parking on public streets within the Community will be subject to the City of San Jose parking ordinances.
11. All vehicles parked within the 1600 Hamilton Place Community must display current DMV tags.

If you have a special circumstance that requires an exception to the rules on this page, please contact:

Association Manager Bill Hubbard, at 408-559-1977.

The Association has currently contracted with Robellos Towing (408-295-5121). Any vehicle removed from the Association premises may be retrieved at Robellos Towing. The phone number for Robellos Towing has been posted on the "Parking Restricted" signs at the entrance to all Association private street entrances.