

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
NEWSLETTER
FEBRUARY 2017**

1600 HAMILTON PLACE

Annual Meeting of the Membership

The Annual Meeting of the Membership will be held in the clubhouse at 6:30PM on Tuesday, March 14, 2017. Please plan on attending this meeting for updates on the status of your community.

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse on Tuesday, March 14, 2017, immediately following the conclusion of the annual meeting. 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.

Annual Voting Packet

You should have received the secret ballot for the March annual Board election and voting. Please properly complete and return the ballot. If you did not receive a ballot, please contact Bill Hubbard.

Daylight Savings on March 12, 2017 Don't Forget These Maintenance Suggestions

Don't forget to replace the batteries in all of your smoke and carbon monoxide detectors! Daylight savings time is also a good time to check the condition of all water supply lines inside your home – to clothes washer, sinks, dishwasher, and toilets. Finally, don't forget to have your dryer vent inspected and cleaned, if necessary!

Important Information from the Board

The Valley Transportation Authority ("VTA") is proposing some significant changes to its system that will impact bus service near Hamilton Place. Route 65 which runs north/south on Leigh is scheduled to be removed from service. Service on Route 82 which runs east/west on Hamilton will be changed apparently to only becoming a service for Willow Glen high school. If anyone in your household uses bus services you may want to go to nextnetwork.vta.org to see proposed changes to the bus system and how you can communicate your comments on the proposed changes.

Water: Heavy January rains brought some good news, but continued water budget concerns. San Jose Water Company removed surcharge penalties for exceeding allocations, but added a new Public Utility Charge. (SJ Mercury News, 2/3/17) Potential cost impact is being calculated. The San Jose Water Company meets February 8 to decide conservation targets: however, unless SJWC lowers water rates, we will continue to have water budget challenges in the Summer months due to the 28% rate increase last year. The landscape committee is continuing to upgrade to drought-tolerant landscaping and we encourage residents to maintain your conservation efforts. Every dollar we save in the rainy season helps offset Summer water bills.

Landscape: Four new trees (2 Japanese Maple, 2 Crape Myrtle,) were planted on the walking path between Foxhall/Huxley to replace the diseased pear trees. Additionally, the turf and hedges under the new trees will be updated. The 2 diseased trees at the dead-end of Foxhall cannot be re-planted due to underground utility lines. Replacements for these two trees were planted elsewhere in the complex. One additional plum was planted on the circle to replace a plum that died

**Landscape sprinklers have been turned off for the rainy season, unless we don't receive rain for about a week or two. Please report any running water/leaks and the nearest street address to the property manager.

Exterior Changes To Your Unit

Please remember that the governing documents for 1600 Hamilton REQUIRE that ALL changes to the exterior appearance of your unit MUST have PRIOR approval from the Board of Directors. This means

that ANYTIME you want to change an exterior light fixture, a screen door, or even change the design of your entry or patio areas, you must first provide a written request for approval to the Board describing, in detail, the proposed changes. Failure to do so may result in the Board requiring that you change the modification, at your expense. The reason for this rule is to help protect the overall appearance of the complex and prevent an owner from installing something that might result in higher association maintenance expenses or lower real estate values.

Note: The CC&Rs stipulate that all doors and windows are the maintenance responsibility of the unit owners. Please make sure you have approval from the Architectural Committee prior to installing new windows or doors.

The Architectural Guidelines and the change application are available on the association website at:
www.1600HamiltonPlace.org

Insurance Renewal

The Board may have to borrow funds from the reserves to cover the cost of the master and earthquake policies that renew in March, 2017. Any funds borrowed from the reserves will be re-paid by the end of the year.

SKUNKS?

Have you noticed an increase in skunk sightings (or odors!) this winter? Because of the unusually dry weather, skunks (and other vermin) are seeking food, water, and shelter. It has been noted that some 1600 Hamilton residents continue to place pet food, water, or bird seed out in their patio areas, which provides the incentive for skunks and other vermin to take up residence in the area. PLEASE DO NOT leave any water or food outside and if you know someone who is doing this, please contact association manager Bill Hubbard so that the association can take the necessary disciplinary action so that the activity stops.

Recycle Your Florescent Light Bulbs

For more information on how and where you can recycle florescent light bulbs, visit www.hhw.org

Landscape Committee Meetings

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

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.

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.

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:

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

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