

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

## **1600 HAMILTON PLACE**

### **Next Board Meeting**

The next Board of Directors meeting will be held in the clubhouse on Tuesday, April 11, 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.

### **Results of the March annual voting**

The Board thanks those owners who participated in the annual voting. The results are as follows:

There were a total of 113 ballots submitted, out of which 109 were validated as properly submitted.

Heath Birkendahl	88, elected to a 2-year term
Brian Finerty	97, elected to a 2-year term
Elizabeth Grey	100, elected to a 2-year term

IRS Resolution for 2017	106 votes in favor, 2 votes against, IRS resolution passed
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The minutes from the April 12, 2016 Annual meeting were approved with a vote of 91 approving the minutes, with 16 members abstaining in the voting.

### **Friendly Reminder to all Pet Owners from The Landscape Committee**

**Please be respectful of our landscaping by keeping your dogs out of all landscaped areas. You can either curb your pets ( curb or sidewalk ) or have them on the lawn areas, but please always pick up after your pets in either case. We have had to replace numerous plants due to urination or damage and would prefer to use this money on other landscape projects. Thank you very much.**

### **New Parking Rules Approved**

During the March 14, 2017 meeting, the Board approved updated parking rules to include the following rule:

*No more than one vehicle from a household may be parked in "OPEN" parking at the same time.*

A complete copy of the current parking rules is included with this newsletter.

### **Pool Schedule**

The clubhouse pool will officially open around April 1, 2017. The Foxhall Loop pool will open around May 1, 2017.

### **Message From The Board Of Directors**

**Water:** The January 2017 water bill was double January 2016 despite landscape irrigation being turned off, except for the Redwood islands. San Jose Water Company (SJWC) imposed a 5% rate hike on top of the 28% increase from last July. Additionally, a major leak on Foxhall Loop was identified through billing analysis revealing usage on one account being 10 times normal, prior to the leak being visible on the surface. The landscape committee and Marcie spent 6 hours with a representative from SJWC on February 22 creating a site map to identify which buildings correspond to which of our 40 water meters and discussing landscape irrigation best practices. The SJWC auditor provided suggestions for updating some sprinkler heads and additional landscape changes. The Board will consider proposals to take an even more aggressive approach to landscape water conservation. Residents are also encouraged to continue water conservation and to be vigilant for leaks (see Plumbing leaks section.)

**Plumbing leaks:** The month of January 2017 billing (\$22k) for plumbing leaks exceeded the entire plumbing expenditure for all of 2016. As noted above in the water update, a major leak was detected on Foxhall, additionally a concrete slab leak was

repaired on Ashmeade Court, and a third leak was discovered in a bathroom wall on Huxley Court. The quicker we can discover leaks, the less water wasted, and consequently the lower our water bills.

How you can help:

1. Look for water pooling on ground which might indicate an irrigation problem/leak.
2. Notice major increase in gas bill and/or warm floors (indicates a hot water leak under concrete slab.)
3. Damp walls, especially in bathroom.

### **Keep balcony surface drains clear**

Please remember that it is the resident's responsibility to make sure all surface drains on their balconies and patios are kept clear of debris so that rain water can drain properly.

### **Master and Earthquake Insurance Renewal**

The master and earthquake insurance packages will renew in late March. Additional information regarding the levels of coverage will be included with the April newsletter.

### **Insurance For Your Personal Property**

All owners are reminded that they should have an HO6 Condo/Townhome insurance policy to cover their personal property, the inside of their home, liability for themselves and guests which is not covered by the Association.

Also, such a policy provides coverage for any loss assessment by the HOA if the loss is the owner's responsibility. Since the HOA has a high deductible (\$10,000) for property damage, the loss assessment coverage will cover any assessment to an owner when the damage is the owner's responsibility.

HO6 policies are available from any insurance company or insurance agencies at a very nominal cost of a few hundred dollars per year. This is a wise investment to protect your property and personal liability when the need arises.

### **Water and Gas Shut Off Valves**

Each unit has its own water line shut off valve. If you live in a lower unit, the valve can generally be found on the water pipe with the hose bib located in your entry or back patio. If you live in an upper unit, the valve can be found on the water pipe with the hose bib located on the common area on the side of the entry stairs. The gas shut off valve for your unit is found inside the utility cabinet area on each building. It is a good idea to know the location of the water and gas valves for your unit in case you need to shut them off in an emergency. Take the time to familiarize yourself and other members of your household as to the locations of these valves.

### **Recycling Reminder**

Please remember to place all recyclables (paper, cans, glass, plastic bottles, etc) into the WHITE dumpsters or BLUE totes. The green dumpsters are for trash only. Please remember to cut up or fold all corrugated cardboard into sections no larger than 4 ft X 4ft and place into the white recycling dumpsters or next to the blue recycling totes. If you need to dispose of a non-recyclable material, such as paint, oil, computer items, etc., call 277-2700 to schedule an appointment at the San Jose recycling center. There is no charge for this service.

### **Landscape Committee Meetings**

The next Landscape Committee meeting will take place in the clubhouse at 3:30PM on Wednesday, April 19, 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](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)**