



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER JUNE 2017

www.1600hamiltonplace.org

Next Board Meeting

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

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.

Save Money and Trees!

You can have your monthly assessment statements and newsletter emailed to you rather than sent to you by mail. If you are interested, please contact Bill Hubbard to request an e-billing application at bhubbard@communitymanagement.com.

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.

Reminders from the Board of Directors

Hamilton Place Social: Save the date. Saturday, August 5th. Details to follow.

Lighting project: Locations have been selected for 10 new pilot bollard-style lights to be installed for evaluation around the complex prior to replacing the remaining "globe" style lighting which is dated and prone to breakage. Landscape has been removed in some areas to accommodate the lower poles.

Landscape: The main sprinkler controller for Greenwich Court broke and was replaced. The landscaping around Ashmeade Court entrance has been updated to drought-tolerant. Annual mulching is being done primarily to conserve water in the most sensitive plants and high-sun areas. The new mulch is natural wood from tree trimmings instead of redwood-colored and is cheaper and more environmentally-friendly.

Water: The most common question I'm asked is, "If the drought is over, why do we still need to conserve water? And secondly, why don't our water rates decrease?" The short answer is because when the water demand decreased due to conservation, the San Jose Water Company still needed to raise rates due to not being able to recover their fixed and aging infrastructure costs. SJWC has posted articles about their rate calculations and the Water Infrastructure Report Card (the U.S. overall scored a D) as reported by the American Society of Civil Engineers on their website: SJwater.com.

Water leaks: Ashmeade Court had two separate slab leaks. We discovered during the water audit that all the buildings on Ashmeade share a common water meter requiring the water to be turned off to all buildings during the repairs. Apologies for the inconvenience. Residents are encouraged to report water leaks (and other property issues) to Community Management Services which has an after-hours emergency service at their regular phone number **408-559-1977**. They will notify our plumber or the water company as appropriate and provide status to residents who call with inquiries. Reminder to call 911 if you smell gas or for any emergencies requiring immediate police, fire, or medical attention.

Pool: Residents are reminded of the limit of 2 guests per household who must be accompanied by the unit resident/owner. Please do not let in anyone without a key. Be prepared to show your key and give your name/address to Security who will be conducting periodic audits as we have had reports of unauthorized visitors from nearby communities who do not pay to maintain our facilities.

Speeding

Please take a moment to remind each licensed driver in your household to please drive slowly throughout the 1600 Hamilton Place community. With the nice weather just around the corner, more children will be playing outside and riding their bikes and other toys.

CUSTOMER SERVICE Here's How It Works

Community Management Services' office hours are from 8:00 AM - 5:00 PM, Monday through Friday. The Customer Service phone number is 408-559-1977.

At Community Management, our Customer Service Department directly answers your call. They are equipped to handle most emergencies, routine matters, and general questions.

If for any reason Customer Service is unable to help you, they will either transfer you to your Association Manager or obtain the necessary information for your Manager to return your call. Please assist them in servicing you by utilizing their talents and expertise when possible.

Questions about your assessment or statement??? Please give the name of your Association and ask for the accounts receivable department.

For after-hours calls, you may use the same phone number after-hours. Our voice mail system will allow you to leave a message for Customer Service, or the appropriate person, and will also give you an option to have your call routed to an after-hours emergency on-call manager for structural and safety emergencies. Please leave a message or hold all other calls until the next business day so that the after hours line can be kept clear to handle emergencies.

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) has done the vent cleaning for many residents in the past. 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.

Using General Contractors – Remove Debris Daily

The Board wants to remind everyone that anytime you are having work done at our home to please make sure the contractor doing the work removes ALL debris each day (the trash and recycling bins are NOT available for construction debris) and leaves nothing in the common area overnight.

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

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

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

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.