



# 1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER OCTOBER 2017

[www.1600hamiltonplace.org](http://www.1600hamiltonplace.org)

## **Next Board Meeting**

The next Board of Directors meeting will be held in the clubhouse on Tuesday, November 14, 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](mailto: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](http://www.1600hamiltonplace.org).

## **It's Time to Fall Back!**

Don't forget that time "falls" back an hour on Sunday, November 5, 2017. This is also a good time to replace the batteries in your smoke and carbon-monoxide detectors.

## **Reminders from the Board**

**No dumping!** Residents are reminded that they are personally responsible for disposing of furniture and hazardous waste and will be fined by the association and/or the city if caught leaving items at the dumpster or the curb. Putting an item with a "FREE" sign on it is still considered dumping by the City of San Jose. Residents who have made other arrangements such as Salvation Army donation must notify the property manager and place a sign on the item, PRIOR to placing items in the common area for same day pick-up. The HOA (this means all of us) have had to pay \$50 per item to dispose of a sofa, a mattress, and a BBQ grill, all in the last month alone, not to mention the unsightly appearance to our neighborhood. If you see someone dumping items, please kindly ask them not to dump, and notify the property manager with a description/picture of the person and item. Sometimes, people from outside our complex leave items and can be discouraged by calling them out.

**Pick up fallen patio fruit DAILY!** The association is aggressively enforcing the rule to maintain patios as there appears to be a link between fallen fruit (and pet food left outside) and increased rodent activity. This is the time of year when apples and citrus fruits especially fall inside and outside patio fences. Residents (not the landscapers) are responsible for picking up any fallen fruit on a DAILY basis. Also, do not leave fruit (or PUMPKINS!) in the yard waste piles at the curb as the city will not pick up any fruit items.

**Guests parked in guest space 3x/week treated as Residents**—Please note the parking rules state that if a guest parks in a guest space 3 times within a week (not necessarily overnight), they will *forever after* be treated as a resident and subject to resident parking rules. Do not ignore parking violations posted on windshield thinking they don't apply to you. If in doubt, call the property manager for clarification to prevent towing.

## **Welcome!**

The association would like to welcome new owner Olga DeTorres to the community!

## **Tree Trimming Schedule**

Lewis Trees will be trimming trees throughout the complex beginning in late fall. If you would like to arrange for them to trim some of your personal trees inside your patio areas, at your cost, please contact them at 831-476-1200.

## **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, November 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.

**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.