



# 1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER DECEMBER 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, January 9, 2018. 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).

## Reminders From The Board

### Lighting update

As of the week of December 11, Phase 1 of the new LED lighting project is nearing completion. Phase 2 will replace the lights over the carports and detached garages. After Phase 2 is completed, the team will review the entire complex for overall lighting quality and make adjustments as needed. In summary, the project has been going for over 2 years with major milestones including: budgeting, soliciting bids, interviewing and selecting a contractor, working with the landscape team to adjust plantings, soliciting feedback on 10 sample lights placed in the complex and making adjustments where feasible, and monitoring the implementation. Thank you to the team and all the residents who have participated in the process. Comments may be made in HOA meeting open forum or emailed to Bill Hubbard. Despite a few constraints and obstacles, we feel the team has made strides in achieving the primary objectives of increasing energy efficiency, reducing maintenance cost, and updating to a more modern aesthetic, thereby helping to keep our HOA fees down and home values high.

### Water

Residents are encouraged to continue their water saving efforts and being vigilant for interior and exterior leaks. As of mid-November, we overran the 2017 annual water budget, further compounded by a dry December.

**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 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.

### No Pumpkins or fruit on yard waste piles

Residents are reminded not to put pumpkins or citrus fruit on the yard waste piles as the city will not pick them up and we must pay to have them removed. Please place fruit in the dumpster.

### Board Vacancy

Elizabeth Grey has tendered her resignation from the Board citing scheduling issues. The Board would like to thank Elizabeth for all of her contributions while serving on the Board, including being an integral part of the community lighting upgrade project. If you are interested in being considered for the vacancy on the Board, please either contact Bill Hubbard or attend the next Board meeting.

### Holiday Boxes

Please break down and place your cardboard boxes inside the white recycling bins or blue totes. If you see a bin or tote already filled with boxes, please either wait until the next service day (Tuesday and Fridays) or take your boxes to another trash/recycling corral. The association must hire someone to come and break down and recycle any boxes that are left outside or inside of the corrals, which costs the association (YOU!) money.

### Board of Directors Elections in March, 2018 –Candidates Needed

If you are interested in running for one of the 2 Board positions up for election in March, 2018, please contact manager Bill Hubbard by no later than January 9, 2018 or attend the January 9, 2018 Board meeting. This is your opportunity to get more directly involved in the policy-making decisions for the association.

### **Neighborhood Watch**

During this time of year, unfortunately, there is always an increase in burglaries throughout the bay area. Please keep the following suggestions in mind:

1. Do not keep your garage door open unless you are in the garage.
2. Keep all doors and windows closed and locked when you are not home.
3. Keep car locked and all valuable items out of sight when parked outside your garage.
4. Keep an eye out for any suspicious activity within the complex and report it IMMEDIATELY to the police.

If everyone gets involved in the neighborhood watch, this can be a happy and safe holiday season!

### **Holiday Decorations**

The Board of Directors would like to remind all residents that exterior holiday decorations/lights are welcome, however please make sure that all decorations are removed by no later than January 30, 2018. The Board thanks you for your cooperation and wishes all residents of 1600 Hamilton Place a very HAPPY HOLIDAY SEASON and HEALTHY NEW YEAR!

Please dispose of your Christmas trees on Tuesdays in one of the four Green Team landscaping waste disposal sites along Hamilton Place. **ALL ORNAMENTS AND STANDS MUST BE REMOVED!**

### **Garage Sales**

Although garage sales are not specifically prohibited by the governing documents for the association, the Board of Directors does discourage them because of the limited access to parking and the City of San Jose ordinance requiring that all Fire Lanes be kept clear at all times. A solution to this would be to participate in a garage sale with a friend who lives outside of the complex or donate items to a charity. If you do need to have something hauled away, there are a number of companies listed under "HAULING" in the yellow pages. Please keep in mind that, if you do plan on having a garage sale, the rules and regulations for the association prohibit the placing of any personal items or signs out in the common area without prior approval from the Board.

### **Gutter Cleaning**

Four Seasons Roofing has completed the first scheduled cleaning of the roofs, gutters, and downspouts, with a second cleaning to follow in January, 2018. 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.

### **Landscape Committee Meetings**

There will be no meeting in December due to the holidays. The next meeting will be held in the clubhouse at 7PM on Wednesday, January 17, 2018. 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 2018, 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.