



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER FEBRUARY 2018

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse on Tuesday, March 13, immediately following the conclusion of the annual meeting of the members. 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:	Vacant
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.

Annual Meeting of the Membership

The annual meeting of the membership will take place in the clubhouse at 6:30PM on Tuesday, March 13, 2018. Please come by and meet your neighbors and here updates on association issues.

Updates from the Board

San Jose District 6 Safety Town Hall meeting 1/18/18—Marcie Martin attended the 3-hour meeting held by the San Jose Mayor, Police Chief & 2 Captains, District 6 City Councilmember, and the District Attorney's office and over 200 residents.

SJPD hired nearly 100 new officers in the past year and is working to improve response time. In District 6, home burglaries are down 6% but car burglaries are up. Hamilton Place is one of the safest neighborhoods in the area, but we should all remain vigilant. Best practices include:

- * Do not leave a garage door opener in a car parked overnight outside of your garage—such as at the curb or an assigned parking space. (Consider a garage door opener smartphone app.)
- * Lock doors and keep garage doors shut even if you are just going to dumpster/mailbox.
- * Keep laptops/purses/phone chargers out of sight in car. Hide electronics/jewelry in home.
- * Consider a home alarm, doorbell camera, light timers. Have a neighbor pick up packages.
- * Get to know your neighbors and be aware of suspicious persons and/or vehicles.

Call 911 if you observe a crime in progress. Report suspicious behavior by calling 311, the SJPD non-emergency by landline, or 408-277-8900 from cell phone. Also report suspicious activity to the Hamilton Place Security voicemail 408-371-1715. Preprogram these numbers in your cell.

Enforcing CA fire codes to keep staircases and patio exits clear— Do not place any items on or under staircases or blocking exit paths (including patio doors and gates.) A recent audit observed items including plants, toys, and furniture on staircase landings and patio exit paths which could delay evacuation or create tripping hazards for occupants and/or emergency personnel, and equipment such as fire hoses and stretchers. Non-compliant homeowners will be sent warning letters and fined.

Water—SJWC filed plan to raise 3-year rates – The proposed rate increases to the CA Public Utility Commission are as follows: 2019=9.76%, 2020= 3.7%, 2021=5.17% to cover infrastructure and pass-thru costs from their supplier, Santa Clara Valley Water. These rates are not inclusive of additional rate changes through other means.

Landscaping:

- 1. Tree removals-** A large dead eucalyptus on Huxley, an emergency same-day removal of a large fallen pear tree on Ashmeade which hit a garage and blocked the sidewalk, and the four Loquat trees removed from Leigh Ave entrance which had outgrown the brick planter. Many thanks to our Ashmeade resident for sweeping up the squishy fallen fruit every day near the crosswalk. The Landscape committee is reviewing new plants with the objective of adding more color to the planter, but has been hindered by one side being in the shade, and the other in the sun. Per city permit requirements, replacement trees will be planted throughout the complex.
- 2. New irrigation controllers--** The board approved acceleration of reserve funding to replace the old manually-controlled irrigation with new timers controlled remotely by smart phones which will provide more timely and efficient irrigation monitoring.
- 3. Continued drought-tolerant planting**—to include hedge removals and sprinkler caps.

January maintenance completed:

- ☐ Popcorn ceiling removed from Clubhouse and re-painted.
- ☐ Sidewalks deemed to be the most slippery were power-washed.
- ☐ Cobwebs were removed from carport lights.

Do not let dogs pee on new lamp posts or in plantings: Pet urine is corrosive to metal and has killed some of our plants, especially new plantings. Please mind your dogs to pee in the grass, preferably near the curb, and not to wander through the plantings or mulch.

Notify property manager of scheduled large item pick-ups—Do not place any items in the dumpster corrals or the common area. To avoid being fined, you must pre-notify the property manager of any scheduled pick-ups (e.g. Salvation Army) and place a tag on the item that includes your name and address. You are responsible if the item is not picked up the same day and will be charged the HOA disposal fee.

Prune citrus trees and pick up fallen fruit DAILY! The association is aggressively enforcing the rule to maintain patios as there appears to be a link between fallen fruit and increased rodent activity. This is the time of year when ripe citrus fruits especially fall inside and outside patio fences. Residents are encouraged to pick the ripe fruit they will not be using and to prune trees away from fences where rodents can reach them. Residents (not the landscapers) are responsible for picking up any fallen fruit on a DAILY basis.

Board Vacancy

There is still a vacancy on the Board. This is your opportunity to get directly involved in the policy-making decisions for the association. If you are interested, please contact Bill Hubbard or attend the February 6 Board meeting.

Daylight Saving on March 11, 2018 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!

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, 2018. 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.

Gutter Cleaning

Four Seasons Roofing has completed the scheduled cleaning of the roofs, gutters, and downspouts. The cleaning carries a "no clog" warranty until May 1, 2018. 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

The next meeting will be held in the clubhouse at 7PM on Wednesday, March 21, 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 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 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.