



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER MARCH 2018

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, April 10, 2018. 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

Heath Birkendahl

Elizabeth Grey

Brian Finerty

Tony Sanchez

Deborah Finkel

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.

Important Information About Assessment Payments

Your Association maintains its operating/checking account (into which your monthly homeowner assessments are deposited) at Heritage Bank of Commerce. Heritage Bank of Commerce, in conjunction with Community Management Services, offers an automatic payment service for payment of homeowner dues with no monthly service charge. The Bank has made the enrollment process easier and added payment options. Simply go to the Heritage Bank of Commerce website at <https://www.heritagebankofcommerce.bank/Homeowner-Association-Services.aspx> to enroll or make changes.

Please note, Community Management Services will no longer be able to make changes to your automatic payment EXCEPT for any change in assessments at the beginning year.

Message from the Board

Do not interfere with workers: Please do not approach the various workers (landscape crew, carpenters, electricians, plumbers, pest control, etc.) that the HOA has hired to perform maintenance. If you have an opinion or suggestion, the proper communication channel is to call or send an email to our property manager or to attend the open forum of an HOA meeting. When workers are interrupted to respond to homeowners' questions, complaints, and suggestions, it slows them down and interferes with their ability to complete their work. Individuals who continue to harass workers after being requested to leave are subject to disciplinary action.

A personal note from outgoing President, Marcie Martin: I've had a few people inquire as to why I wasn't listed on the ballot this year (or last.) I was serving out the remaining 18 months of the 2-year term vacated by the previous President, and chose not to run for re-election this year to focus on health issues. I hope to stay involved by being involved in some projects such as disaster planning, website re-design and continuing the water analysis. I appreciate the opportunity to serve and am proud of the accomplishments of this volunteer board and committees. I encourage you to read the annual report posted online, to consider how you can contribute, and to support the new and returning board members. They all work very hard to maintain our beautiful community!

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How to turn off gas and water 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.

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 98 ballots submitted, out of which 95 were validated as properly submitted.

Tony Sanchez	91 votes, elected to a 2-year term
Deborah Finkel	3 write-in votes, elected to a 2-year term
Helene Parella	1 write-in vote
Bozo	1 write-in vote

IRS Resolution for 2018	93 votes in favor, 2 votes against, IRS resolution passed
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The minutes from the March 14, 2017 Annual meeting were approved with a vote of 85 approving the minutes, with 9 members abstaining in the voting.

The Board of Directors would like to thank Marcie Martin for all of her contributions while serving the association as the President of the Board of Directors over the past two years.

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.

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.

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 April 10 Board meeting.

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, April 18, 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.