



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER JULY 2018

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, August 14, 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

President:	Heath Birkendahl
Vice President:	Deborah Finkel
Secretary/Treasurer:	Brian Finerty
Director:	Charlotte Frank
Director:	Bob Newman

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.

Board Vacancies Filled

During the June 12th Board meeting, the Board appointed Charlotte Frank and Bob Newman to the vacancies created by the departures of Elizabeth Grey and Tony Sanchez. The Board would like to thank Elizabeth and Tony for all of the contributions to the community while serving on the Board. During that same meeting, the Board appointed Deborah Finkel to the position of Vice President and Mark Callow to the Architectural Committee.

Security Reminder

There was an attempted burglary reported in the community recently. To avoid having your home victimized by crime, it is highly recommended that you install a security system that is monitored 24/7 by a central monitoring company.

Keep Assessments Down

Now that we have your attention, the City Department of Sanitation has asked that all residents take the following steps to help prevent sewer line back-ups, which, in turn, reduce the association expenses on plumbing repairs:

1. DO NOT put any grease in the sinks or through the disposal. Pour it into a container and discard it in the regular trash bin.
2. DO NOT place egg shells in sinks or through the disposal. Discard in regular trash.
3. DO NOT dispose of any paper towels or Kleenex, as well as any feminine products in toilets. They are not designed to disintegrate in water. Discard in regular trash.

These are all very simple suggestions that will result in less problems with the sewer system, helping to keep your assessment payments lower!

Recycling Reminder – PLEASE BREAK DOWN CARDBOARD BOXES

PLEASE break down cardboard boxes before you place them inside the white recycling bins to help prevent overflow conditions. If a bin is overflowing, PLEASE take items to another bin close by and report condition to CMS.

Pet Rules Reminders

Please make sure you keep your dogs leashed while out in the common area and properly remove/discard pet waste.

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 meeting will be held in the clubhouse at 3:30PM on Wednesday, August 15, 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.