



# 1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER SEPTEMBER 2018

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

## **Next Board Meeting**

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, October 9, 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](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: 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](http://www.1600hamiltonplace.org).

## **Political Signs Prohibited in the Common Area**

The association encourages all residents to participate in the voting process, however political signs are not permitted in the common areas.

## **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.

## **Dryer Vent Cleaning Information**

The Association will reimburse 50% of the invoice, up to \$45.00, for having your dryer vents cleaned. For protection against lint and debris build-up, which could eventually result in a fire, this should be done every 1-2 years, depending on how often you use your dryer. You can also help keep your vents clean by making sure that the lint trap on your dryer is cleaned prior to each use. The Vent Cleaner (1800-793-0333) and Chimney Safe (for dryer vent and chimney cleaning – 1800-881-2505) have assisted many 1600 Hamilton residents in the past. After the cleaning is completed, forward a copy of the paid invoice to Bill Hubbard and the Association will reimburse 50% of the cleaning bill, up to \$45. Please allow up to 30 days for the reimbursement check to arrive.

Also, it is highly recommended that you have a bird screen installed on your dryer vent to prevent birds from entering the vent duct and building a nest.

## **Pet Reminders**

Not all people are comfortable with free running dogs so please be sure to have your dogs on leashes out of respect for your neighbors and because the rules require that dogs to be leashed at all times while out in the common area. Also, please clean up after our dog and discard the waste in a proper manner.

## **Garage Sales**

The Board of Directors would like to remind all residents of 1600 Hamilton Place that garage sales are discouraged because of the logistics involved in setting them up. There is no parking permitted along the inner streets of the association, as they are considered Fire Lanes. Also, it is feared that vehicles would park directly behind a garage door, thus creating the potential for liability issues if a resident opened their garage door and damaged a vehicle. Lastly, the governing documents prohibit the placing of any personal items out in the common areas without prior Board approval. The Board apologizes for any inconvenience this may cause, but recommends donating items to one of the many charitable local organizations as an alternative.

## **Pool Schedule**

The heat to the Foxhall Loop pool will be turned off around October 1. The clubhouse pool will remain heated until the end of October. The spa is heated throughout the year.

## **Fire Extinguishers**

The association has fire extinguishers installed on the exterior of fences around each group of buildings throughout the complex. It would be a good idea to inspect the areas around your building to familiarize yourself with the location of the closest fire extinguisher. Of course, it is also a good idea to have several fire extinguishers available inside your unit at all times.

### **Reminders from the Board**

Please do not discard your patio garden trimmings in the common area. It is not our landscaper's responsibility to remove these trimmings. Green waste should be placed in the designated areas along the Hamilton Place Circle (see map included with the newsletter) on Tuesdays to be picked up every Wednesday morning. As a reminder, putting anything in the common area without prior Board approval is a violation of the CC&Rs and can result in a fine.

### **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.

### **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:

<u>THURSDAYS</u>	<u>FRIDAYS</u>
Round Up	Round Up
Sluggo-Snail Bait	Sluggo-Snail Bait
Pro-Spreader	Pro-Spreader
Pendulum	Pendulum
Turflon	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.