



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER NOVEMBER 2018

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, December 11, 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.

IMPORTANT INFORMATION REGARDING YARD WASTE AND PICK-UP LOCATIONS

Please remember that yard waste should be placed along Hamilton Place on Tuesdays, prior to the Wednesday pick up. Please restrict the debris to natural landscape debris only – no pumpkins, dog waste, etc. Please note debris locations on the map included with this newsletter.

Termites

If you see evidence of dry wood termites (usually small black granular powder on window sills or along bottom of walls) or subterranean termites (you will see a dry mud-like tube along the floor or up in a corner), please contact CMS so that a termite company can be contacted for an inspection of the specific location. Note: every once in a while you may see a swarm of termites flying soon after a rain or during hot weather. This is fairly common as termites are looking for new locations for nests. According to termite experts, 99% of these flying termites will perish before locating a nesting place and there is no preventative treatment for this activity. Therefore, it is imperative that you report specific evidence of infestations inside or on the exterior of the buildings immediately so that the specific location can be treated.

Recycling Cardboard Boxes

Green Team requests that you BREAK DOWN all cardboard boxes and place them INSIDE the white recycling dumpsters beside the trash dumpster. If the recycling dumpster is full, please take your items to the next closest dumpster which will be within a 1 minute walk from the full dumpster.

Vermin and Food

It is that time of year when animals such as rats, opossum, and raccoons seek sources for food and water. In order to help eliminate any potential problems with these animals, please make sure that you do not leave any water or pet food outside of your unit at any time. Also, if you have a fruit tree inside your restricted common area patio, PLEASE remove any fruit that drops from the tree ON A DAILY BASIS to eliminate possible vermin food!

Winterize Your Home

With the rain and cold weather here, remember that a few maintenance items go along way in preventing damage to your home.

1. Change the filters in your furnace regularly and have furnace professionally inspected annually.
2. Trim trees on your property for building clearance and weight reduction.
3. Make sure that your attic is properly insulated and weather stripping around doors is in good condition.
4. Install double-paned windows. (Make sure that you submit an Architectural Change Application for the Committee's approval prior to making any changes to the exterior of your unit.)
5. Have your chimney inspected and cleaned by a professional company chimney sweep/cleaning company. Check the association's website for recommendations for reliable chimney cleaners.
6. Did you change your batteries in the smoke and carbon-monoxide detectors?

A little bit of preventative maintenance now will go a long way in preserving your real estate investment over the winter months!

Happy Holidays from the Board of Directors

The Board of Directors would like to wish all owners/residents of 1600 Hamilton Place a very Happy Holiday Season. Hopefully, the following holiday tips will make this time of year safe for you and your loved ones:

AROUND THE HOUSE

*When hanging indoor lights, be sure not to nail through electrical or security wires that may not be visible.

MANAGE YOUR EXTENSION CORDS

- *Don't use indoor extension cords outdoor
- *Don't run cords where people can trip on them
- *Don't overload too many plugs

LEAVING TOWN

- *Remember to notify neighbors when leaving town
- *Don't forget to stop newspaper and mail delivery

TREE LIGHTS

- *Midget lights produce less heat than standard lights. Use only UL-listed lights
- *Don't link too many strands of lights together. This will cause a fuse to blow
- *Check light sets for frayed wires. If damaged, throw them away
- *Always turn off the Holiday lights before you leave the house or before turning in for the night

TREE MAINTENANCE

- *Keep your tree in a stand that holds at least a gallon of water. Check that the stand is full on a daily basis
- *Keep your tree and garland away from fireplaces and heaters. Placing it too close dries it out and poses a severe fire hazard

NOTE: Please remove all visible holiday decorations by no later than January 30, 2019.

General Maintenance Recommendations to Owners within 1600 Hamilton Place

If you see any potential maintenance problem, report it to CMS immediately so that, if it is a potential safety or health related issue and is the responsibility of the association, it can be dealt with in a timely manner.

If you are leasing your unit, it is highly recommended that you make regular inspections of your unit to make sure that the tenants are in compliance with association rules and/or in compliance with any conditions that you may have established in your lease agreement. In addition, tenants are less likely to report potential maintenance issues that may affect your unit in the long run.

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 the 2018-19 year one or more of the following chemicals may be applied on the days noted below:

THURSDAY and FRIDAY

LIST OF POSSIBLE CHEMICALS TO BE USED:

Round Up Pro Max – Herbicide – *Stay off treated area until dry*
Sluggo – Snail Bait – *No restrictions for use*
Pro-Spreader - Spreader/Sticker – *May cause eye irritation*
Pendulum – Herbicide – *Stay off treated area until dry*
Seed Zone – Herbicide – *Stay off treated area until dry*
Turflon Ester – Herbicide – *Stay off treated area until dry*
Eagle – Fungicide – *Stay off treated area until dry*
All Season Hort Oil – Fungicide/Insecticide – *Stay off treated area until dry*
Answer For Pocket Gophers - Gopher Bait - *Keep children and pets away while applying*
Wilco Gopher Getter - Gopher Bait – *Keep children and pets away while Applying*
Orthene – Insecticide – *stay out of treated area until dry*

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.

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, 2019. The cleaning carries a "no clog" warranty until May 1, 2019. 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.

1600

Hamilton Place

Our complex has a service agreement with Green Waste Recovery to pick up loose yard debris, including yard trimmings, prunings, leaves & branches. Using this free service will help keep our garbage bins from overflowing caused by excessive amounts of yard debris, and may also help reduce the garbage expense. Again, this is a free service for all residents.

YARD DEBRIS PICK UP

On Street:

Please place loose green yard debris on Hamilton Place no earlier than Tuesday, the day before the scheduled pick up

Pick Up Day: Every Wednesday

Collected By: Green Waste Recovery

Place yard debris on Hamilton Place ...

Drop off spots are in the following locations:
Street area adjacent to both Foxhall Loop entries
In front of clubhouse
Street area adjacent to Huxley Court entry
Street area on tennis court side of Greenwich Court entry
(SEE MAP FOR LOCATIONS)



* Yard Waste Pick Up

