



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER DECEMBER 2018

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, January 9, 2019. 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.

Holiday Boxes

Please break down and place your cardboard boxes inside the white recycling bins or blue totes. If you see a bin or tote already filled with boxes, please either wait until the next service day (Tuesday and Fridays) or take your boxes to another trash/recycling corral. The association must hire someone to come and break down and recycle any boxes that are left outside or inside of the corrals, which costs the association (YOU!) money.

Drafts of Updated Pool and Tennis Court Rules, New Welcome Letter

You will find copies of proposed updated pool and tennis court rules, as well as a new Welcome letter included with this month's newsletter for your review. Please feel free to submit any comments or recommended changes by the January 8, 2019 Board meeting.

Electrical Circuit Breaker Panel Inspection

The Board recommends that each owner arrange to have their individual circuit breaker box inside their unit inspected by a licensed electrician to make sure it is in compliance with the current building codes, including having a main shut-off so that you can turn off all the power to your unit in case of an emergency.

Board of Directors Elections in March, 2019

If you are interested in running for one of the 3 Board positions up for election in March, 2019, please contact manager Bill Hubbard by no later than January 8, 2019 or attend the January 8, 2019 Board meeting. This is your opportunity to get more directly involved in the policy-making decisions for the association.

Neighborhood Watch

Unfortunately, there is always an increase in burglaries throughout the bay area during this time of year. Please keep the following suggestions in mind:

1. Do not keep your garage door open unless you are in the garage.
2. Keep all doors and windows closed and locked when you are not home.
3. Keep car locked and all valuable items out of sight when parked outside your garage.
4. Keep an eye out for any suspicious activity within the complex and report it IMMEDIATELY to the police.

If everyone gets involved in the neighborhood watch, this can be a happy and safe holiday season!

Holiday Decorations

The Board of Directors would like to remind all residents that exterior holiday decorations/lights are welcome, however please make sure that all decorations are removed by no later than January 30, 2019. The Board thanks you for your cooperation and wishes all residents of 1600 Hamilton Place a very HAPPY HOLIDAY SEASON and HEALTHY NEW YEAR!

Please dispose of your Christmas trees **on Tuesdays** in one of the four Green Team landscaping waste disposal sites along Hamilton Place. **ALL ORNAMENTS AND STANDS MUST BE REMOVED!**

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.

Garage Sales

Although garage sales are not specifically prohibited by the governing documents for the association, the Board of Directors does discourage them because of the limited access to parking and the City of San Jose ordinance requiring that all Fire Lanes be kept clear at all times. A solution to this would be to participate in a garage sale with a friend who lives outside of the complex or donate items to a charity. If you do need to have something hauled away, there are a number of companies listed under "HAULING" in the yellow pages. Please keep in mind that, if you do plan on having a garage sale, the rules and regulations for the association prohibit the placing of any personal items or signs out in the common area without prior approval from the Board.

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:

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.

1600 HAMILTON PLACE COMMUNITY ASSOCIATION

Pool and Spa Rules

Pool & Spa Hours:	Weekdays:	8:00 AM to 10:00 PM
	Friday & Saturday	8:00 AM to 11:00 PM

- There is no lifeguard on duty, therefore, persons under the age of 14 must be accompanied and supervised by an adult resident (18 or over) who will assume responsibility for any damage or injury.
- No pets, glassware, bicycles, skateboards, and/or roller skates are allowed in the pool and spa area. Running and horseplay are prohibited.
- No parties, cooking and/or food preparation in the pool and spa areas.
- No smoking anywhere in the common areas of the community, including the pool and spa areas.
- Infants must wear diapers and rubber pants in the pool. Diaper changing in pool area is prohibited; please use restroom.
- No flotation devices, balls, inner tubes and Frisbees allowed. Safety swimming aids for children are allowed.
- Pool and spa use is reserved for owners, tenants, and their invited guests, when accompanied by the legal use owner or tenant.
- Residents are allowed four (4) guests per household. Guests must be accompanied by an adult resident. Guests must abide by all rules, residents will be held responsible for the conduct of their guests.
- Showers are requested to be taken prior to entering the pool or spa. Swim caps are requested for all persons with long hair.
- Any activity creating undue noise, such as yelling or loud radios, is prohibited.
- Pool furniture must remain in pool and spa area. Please return pool furniture to its original (approximate) position and place.
- Entry gate must be closed and locked after entering or leaving the pool or spa area.
- Manufactured swim attire must be worn (no blue jeans, cutoffs, etc.).
- There will be one pool key provided for each lot which will also serve as membership identification. There will be a \$40.00 charge for replacement of lost keys. When selling your unit. Owners are responsible to turn the key over to the new owners.
- Please observe your right to ask any individual or group who is obviously in violation of the rules to cease that activity immediately. You also have the right to ask any individual or group to identify themselves with their pool key.

1600 HAMILTON PLACE COMMUNITY ASSOCIATION

TENNIS RULES

- Court hours are from 8:00 A.M. to Dusk
- Court use is limited to "Village" residents and their guests only. Guests are allowed to play only when a "Village" resident is playing with them.
- The courts are for open play and will be used on a "first come, first served" basis.

Exception: One of the two courts may periodically be reserved for an open tournament among Village residents, or a tennis social among our residents and guests. At least ten (10) days prior notice to the date of the tournament or social function must be given to the Recreation Facilities Coordinator. Signs will be posted on the courts to alert Community Association members at least one week prior to any tournaments.

- Tennis shoes must be worn on the courts at all times. NO EXCEPTIONS.
- Tennis courts will be used for tennis play only. No other activities (bicycles, skateboards, rollerskates, etc.) will be permitted.
- When people are waiting, the following playing time limits are imposed:
A playing time of one (1) hour so singles and one and one fourth (1 ¼) hours for doubles, or two sets, whichever occurs first.
Exception: When playing in a tournament open to all Village residents, three sets (if necessary) may be played to determine the match winner. Tie breaker rules are to be observed if any set ties at 6-6.

OR

Thirty (30) minutes rallying or practice time. Note: A maximum of five (5) minutes warm-up time will be allowed.

- No food or drinks in glass containers will be permitted on the tennis courts.
- No pets allowed in the tennis court areas.
- Courts will be closed periodically for cleaning.
- Leave the court in a clean condition. Remove and properly disposed of all litter.
- Always use "guards" for metal racquets to prevent dents and scratches on the court.
- Residents are encouraged to report any rules violations to the association manager or bring it up for discussion at our Community Association meetings on the second Tuesday of each month at 6:30.

TOP TEN THINGS TO REMEMBER ABOUT LIVING IN OUR HAMILTON PLACE COMMUNITY

Welcome to your new home in 1600 Hamilton Place!

In order to maintain a community that provides an enjoyable living environment and protects the value of each of our investments, we have a Homeowner's Association with governing documents. Each owner and resident is expected to read and comply with the governing rules and to share them with their tenants and guests. Owners are responsible for the actions of their residents, tenants and guests. To help everyone avoid potential rules violations fines, we have prepared a summarized list relating to the most common infractions. This list will be updated from time to time and we urge you to review them on the Association's website (1600hamiltonplace.org) every so often to keep up to date on any changes.

1. PARKING -- We are all assigned parking in garages, carports and/or reserved parking spaces. Limited additional space is made available in the form of open or unmarked spots and guest spots. Open spots are provided on a first come first served basis and may not be occupied by the same vehicle (Resident or Guest) for more than 24 consecutive hours. No more than one vehicle from a household may be parked in "Open" parking at any one time.

Pursuant to the rules published on the Association's website residents are not to park in parking spaces designated "GUEST ONLY". Guest only spots are only for Guests and may not be used by Guests for more than seventy two consecutive hours or on more than three (3) separate occasions within any seven-day period unless approved in writing by prior arrangement with the Management Company. Any visitor who violates the limitations imposed on Guest parking may thereafter be deemed a resident for purposes of the above limitations.

Violation of the rules regarding parking may lead to penalties being imposed and/or towing at the owner's expense (including, but not limited to, towing and storage expenses and attorney's fees, if applicable). Unit owners should make any tenants and guests aware of the parking rules. Vehicles parked within the community are required to display up to date DMV tags.

2. GARBAGE -- Separate recyclables and yard waste from general garbage. Recyclables should only be placed in the identified recycle bins in the garbage enclosures. Yard waste should be placed only after the weekend for Wednesday pickup and only in the designated spots on the Hamilton Place circle as found on the Association's website. Cardboard boxes should be emptied into the appropriate bin and then must be broken down (flattened) before being placed in a recycle bin. Do not leave anything in the garbage enclosures unless they fit in the appropriate dumpster. If an item does not meet the rules above it must be disposed of only in other permitted ways. You may wish to visit the city's website (sanjoseca.gov) for information on other disposal options.

3. COMMON AREAS -- Residents are not permitted to put, store, attach or otherwise decorate anything in the common areas of the complex (including, but not limited to the landscaped areas, stairwells and sidewalks as well as exteriors of the buildings).

4. RESTRICTED COMMON AREAS (including patios/balconies/carports) -- Owners shall maintain a 3 foot barrier between trees and buildings. Nothing may be placed on the top of fences. Any strings of lights used must be installed below the tops of fences with the actual light bulbs not visible outside the fence, except during designated holidays. Any constructive changes (including but not limited to pavers, concrete, decks, fire pits, electric lighting, irrigation, etc...) require prior approval from the Association's Architectural Committee after submission of a request as outlined in the Architectural Committee section of the Association's website (1600hamiltonplace.org). Holiday decorations must be removed no later than 30 days following the conclusion of the holiday. Barbecues used on second story balconies may only use propane tanks in a size as permitted by the city of San Jose and may not use charcoal. Food and water for pets should not be left unmonitored as they may attract vermin and other unwanted critters. Except as permitted by law and/or the Association's governing documents signs shall not be posted in patios or on balconies.

5. ARCHITECTURE -- Owners must submit a written request to the Association's Architectural Committee in the form found on the Association's website prior to the installation/modification of any of the following (non-inclusive list): windows/doors/screen doors/cameras/antennas/electric vehicle charging stations/etc. If in doubt as to whether a written request is necessary...ask first. Nothing may be attached to an architectural element without the prior written consent of the Architectural Committee.

6. PETS -- All dogs must be on a leash in the common area. Residents are responsible for removal and disposal of pet waste in the garbage bins only. Pets should not be allowed to wander into plant beds as they may damage plants (at significant cost to the Association). Residents are responsible for the actions and noise of their pets. Excessive barking is considered a nuisance and is not permitted. Dogs should not be left alone on a patio or balcony when its owner is not present to monitor the pet's behavior.

7. SMOKING -- Pursuant to Santa Clara County ordinance NS625.6 smoking is prohibited in the common areas of the complex.

8. LANDSCAPING -- The landscaping in the common areas is under the sole control of the Board of Directors and the designated Landscape Committee. Residents are not permitted to make any changes to the landscaping in the common areas without the prior written approval of the Board or the Committee. Any request for action should be submitted in writing to the Property Manager. Please refer to the Landscape Guidelines section of the Association's website (1600hamiltonplace.org) for further information, including information on patios and balconies.

9. SECURITY -- The Association has engaged Security personnel to patrol the complex for a certain number of hours each day to help enforce the rules for the Association as well as to provide a visual deterrent for crime. Due to the high cost of such service it is limited in time and scope. If a resident encounters a dangerous situation the resident should contact the San Jose Police department at 911. You may also call the Security office after the fact at 408-371-1715 and leave a voicemail as to the reason for your 911 call and the results of the call. This helps the Association to keep tabs of suspicious activity in the neighborhood. If all residents keep an eye out and report suspicious activity we are hopefully all less likely to be the victims of crime.

10. POOLS AND TENNIS COURTS -- Please see the Association's website for rules regarding their use and permitted times for use. Specifically note that because of the expense of maintaining the surface on the courts they should be used for tennis only. All residents are required to be aware of and to comply with the rules and to be considerate of neighbors when using such facilities. As of the date of these rules the pools and pool areas are open for use from 8AM to 10PM weekdays and until 11PM on Friday and Saturday evenings. The tennis courts are open from 8am to sundown daily. Non residents should not be allowed access to the pools and tennis courts unless accompanied by a resident. Guests of residents must be accompanied at both the tennis courts and the pools.