



# 1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER JANUARY 2019

[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, February 12, 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](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).

## **Gutter Cleaning**

Four Seasons Roofing has completed the cleaning of the roofs, gutters, and downspouts. 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.

## **Short Term Rentals**

Please note that the CC&Rs for the association prohibit the use of residences for short term rentals such as AIRBNB. Please report any violations of this provision in the governing documents to Bill Hubbard so that the association may take the necessary discipline action against violators.

## **Message from the Landscape Committee**

**Please refrain from putting any patio yard waste in the common areas. You can place your yard waste in the designated "Green Waste" areas that are located around the complex on Hamilton Place Circle". Medallion Landscape Company is not responsible for cleaning up this debris.**

**The new 1600 Hamilton Place entry monument signs have been installed and new plants will be going in shortly!**

## **1600 Hamilton Patrol Service**

The Board of Directors would like to clarify the role of the patrol service and the patrol officers. The Board has defined their role as one of assisting the Board in enforcing the rules and regulations of the association. It would be hopeful that their physical presence would also help deter crime and vandalism within the community, but they are not expected or properly equipped to directly confront issues of that nature. The patrol officers are instructed to immediately contact the appropriate local emergency services in the event of a situation that involves a threat to one's personal safety or property, but that should be the extent of their involvement with issues of that nature. If you have an issue involving the enforcement of rules and regulations of the association, please do not hesitate to contact the onsite patrol office at 408-371-1715 or you can email Bill Hubbard at [bhubbard@communitymanagement.com](mailto:bhubbard@communitymanagement.com) and he will address the violation. If you have an emergency that requires the attention of the police department or other emergency personnel, dial 911 immediately.

Also, please consider the consequences if there was no enforcement of the rules by the Board, management, or the patrol officers and, hopefully, you will understand how important rules enforcement is to the real estate values for the homes within 1600 Hamilton Place.

## **Cleaning Up After Pets**

The Board would like to thank everyone who has made an effort to keep their patio areas and common area lawns clean and orderly. With everyone pitching in to keep their yards clean, the Board asks that you please not allow your pet to use someone else's lawn as a bathroom. The Board has received quite a few complaints about residents who have been allowing their dogs to go to the bathroom on common area lawns and in their yards. This has been causing grass and plants to die, and placing clean up duty on the wrong party. If you own a pet, the Board requests that you please be considerate of your neighbors and clean up after your own pet.

### **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:

#### **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.

### **Dryer Vent and Chimney Cleaning Information**

The Association will reimburse you 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) has done the vent cleaning for many 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.

If you use your fireplace, it is imperative that you arrange to have the chimney properly cleaned periodically! Chimney Safe (1800-881-2505) has been recommended by several owners or you can find licensed chimney cleaning services in the yellow pages or on the internet. They also clean dryer vents. The association will reimburse up to \$45 for the dryer vent cleaning if you submit a copy to Bill Hubbard.

**Annual Voting**

You will soon receive information and a ballot for the annual election of the Board, approval of the IRS Resolution, and approval of the 2018 annual meeting minutes. Please be sure to follow the instructions for completing and submitting your ballot so that it counts towards the voting results.

**IMPORTANT: MASTER INSURANCE POLICY INFORMATION**

The association's master insurance and earthquake coverage programs renew on March 24, 2019. Please note that, since the premiums are paid all at one time and not financed over 12 months at an additional expense, the association typically borrows a portion of the renewal amount, which is an operating expense, from the reserves and then pays the reserves back by the end of the fiscal year. You can directly help keep the premiums for the property damage portion of the master policy down by adhering to the following suggestions:

1. Replace the supply hoses to your washing machine annually or better yet, turn off the water supply to your washing machine after each use.
2. Have heating, ventilation, and air conditioning inspected and overflow lines cleaned annually.
3. Have the water heater inspected for leaking or corrosion and replace as needed. The life expectancy for a water heater is 10-12 years. If yours is older than that, it will most likely fail in the near future, causing water damage to your unit.
4. Know how to turn off the main water line into your unit. The valve is normally located along with a hose bib in entry patio of your unit, or by the entry stairs if you live in an upstairs unit.
5. Regularly inspect washing machine hoses, supply lines, ice makers, dish washers, and other appliances that use water.
6. TURN OFF THE WATER MAIN LINE WHEN YOU ARE GOING TO BE AWAY FOR A PERIOD OF TIME. If you live in a first-floor unit, your main water line valve is located in the patio area. If you live in a second-story unit, your main water line valve is located adjacent to the entry steps.

**Holiday Decorations**

The Board of Directors would like to wish everyone a very Happy and Safe New Year and remind all residents that exterior holiday decorations/lights should be removed by January 30, 2019.