



# 1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER FEBRUARY 2019

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

## Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse on Tuesday, March 12, 2019 immediately following the conclusion of the annual meeting. 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).

## Annual Meeting of the Membership

The annual meeting of the membership will take place in the clubhouse at 6:30PM on Tuesday, March 12, 2019. Please come by and meet your neighbors and here updates on association issues.

## Landscaping Reminders:

**Do not let dogs pee on new lamp posts or in plantings:** Pet urine is corrosive to metal and has killed some of our plants, especially new plantings. Please mind your dogs to pee in the grass, preferably near the curb, and not to wander through the plantings or mulch.

**Prune citrus trees and pick up fallen fruit DAILY!** The association is aggressively enforcing the rule to maintain patios as there appears to be a link between fallen fruit and increased rodent activity. This is the time of year when ripe citrus fruits especially fall inside and outside patio fences. Residents are encouraged to pick the ripe fruit they will not be using and to prune trees away from fences where rodents can reach them. Residents (not the landscapers) are responsible for picking up any fallen fruit on a DAILY basis.

## Daylight Savings on March 10, 2019 Don't Forget These Maintenance Suggestions

Don't forget to replace the batteries in all of your smoke and carbon monoxide detectors! Daylight savings time is also a good time to check the condition of all water supply lines inside your home – to clothes washer, sinks, dishwasher, and toilets. Finally, don't forget to have your dryer vent inspected and cleaned, if necessary!

## Exterior Changes To Your Unit

Please remember that the governing documents for 1600 Hamilton REQUIRE that ALL changes to the exterior appearance of your unit MUST have PRIOR approval from the Board of Directors. This means that ANYTIME you want to change an exterior light fixture, a screen door, or even change the design of your entry or patio areas, you must first provide a written request for approval to the Board describing, in detail, the proposed changes. Failure to do so may result in the Board requiring that you change the modification, at your expense. The reason for this rule is to help protect the overall appearance of the complex and prevent an owner from installing something that might result in higher association maintenance expenses or lower real estate values.

Note: The CC&Rs stipulate that all doors and windows are the maintenance responsibility of the unit owners. Please make sure you have approval from the Architectural Committee prior to installing new windows or doors.

The Architectural Guidelines and the change application are available on the association 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.

## Insurance Renewal

The Board may have to borrow funds from the reserves to cover the cost of the master and earthquake policies that renew in March, 2019. Any funds borrowed from the reserves will be re-paid by the end of the year.

## SKUNKS?

Have you noticed an increase in skunk sightings (or odors!) this winter? Because of the unusually dry weather, skunks (and other vermin) are seeking food, water, and shelter. It has been noted that some 1600 Hamilton residents continue to place pet food, water, or bird seed out in their patio areas, which provides the incentive for skunks and other vermin to take up residence in the area. PLEASE DO NOT leave any water or food outside and if you know someone who is doing this, please contact association manager Bill Hubbard so that the association can take the necessary disciplinary action so that the activity stops.

**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**

One or more of the following chemicals may be applied on the days noted below:

**TUESDAYS and THURSDAYS**

**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.