



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER JUNE 2019

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, July 16, 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.

Street Maintenance Planned – Tentative Schedule

Here is tentative schedule for **asphalt street repairs**. Notices will be placed on barricades at the entrance to the streets with more information as the dates near.

Asphalt removal and replacement

Huxley Court - Asphalt removal and replace on July 30 and July 31

Ashmeade Ct - Asphalt removal and replace on July 31

Foxhall Loop - Asphalt removal and replace on August 1 and August 2

Greenwich Ct - Asphalt removal and replace on August 2 and August 5

Donovan Court - Asphalt removal and replace on August 5

****Please note that access to these streets will be EXTREMELY LIMITED during this work so plan on parking your vehicle elsewhere by 7AM if you will need to use it on the scheduled dates. You may park your vehicle on Hamilton Place or Guest Only parking spaces and Open parking spaces can be used on those streets that are not scheduled for your day.**

Slurry Sealing and Striping

Greenwich Ct – August 14

Foxhall Loop – August 15

Ashmeade Ct and Donovan Ct – August 27

Huxley Ct – August 28

****Please note that there will be NO ACCESS to these streets on the days scheduled from 7AM until 7PM so you will need to move your vehicle by no later than 7AM if you will need your vehicle at any time on the day scheduled for your street. . ANY VEHICLE PARKED IN AN OPEN, GUEST, OR RESERVED PARKING SPACE ON THE DAY SCHEDULED WILL BE TOWED AT THE OWNER'S EXPENSE.**

Again, please review the information posted on the barricades when placed at the entry to your street as those notices will have the most up-to-date information. Thank you for your anticipated cooperation during this project!

Please make sure you are in compliance with the following guidelines:

GUIDELINES FOR PROTECTION OF PATIO FENCES

In order to help prevent damage to the wood fences in the patio areas, the following guidelines should be followed:

Vines and shrubs shall not come into contact with any of the patio fences.

No trellises or other objects may be attached to the patio fences.

No planters or dirt may come into contact with the patio fences.

No items may be placed on top of the patio fence caps.

Irrigation should be installed in a manner that does not result in irrigation water hitting the building surfaces or patio fences.

There must be enough clearance between the buildings or fences and any shrubs or trees to allow access for any needed maintenance.

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

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

TUESDAY and THURSDAY

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*
Turfion 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.

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.

Pool Safety, Security, and Etiquette

Please make sure that the pool gate is closed behind you when you are entering and leaving the pool area. Also, please DO NOT prop open the pool gate OR the doors to the restrooms, as this could cause a safety problem with unauthorized access to the facilities. Please keep in mind that the pools and spa are located near the homes of other residents and keep the noise levels down to a minimum and adhere to the opening and closing hours of the facilities. **THIS GOES FOR THE TENNIS COURTS, ALSO!** **In order to help prevent unauthorized use of the pools and tennis courts, the security staff has been asked to verify residency for those using these facilities. So, for your protection, please provide you name and address to the patrol officer if requested.**

Help Prevent Vandalism and Crime

Vandalism and crime have increased throughout the bay area. Here are a few tips that will help prevent you from becoming a victim:

1. When you are not home, make sure all windows are closed and secured, with window coverings closed.
2. If you are going to be gone for an extended period of time, cancel any newspaper or mail deliveries or arrange for a neighbor to pick them up daily.
3. If your vehicle must be parked in an open parking space, make sure the windows are closed and the doors are locked. Place any items of value in the trunk of your vehicle or inside your unit. Better yet, use your garage!
4. There are several devices now on the market that help deter vehicle theft. Check your Yellow Pages for more information.
5. Be a nosy neighbor! If you see any suspicious activity, contact the San Jose Police Department immediately.

Warm Weather Reminders

As the weather heats up for the summer, please remember that we live in a close-knit environment. Please be courteous to your neighbors and keep the volume of your stereo and television equipment to reasonable levels when you have your windows open. This goes for car stereos, also! Please keep noise in the pool areas to a minimum as the pools are located near your neighbors!

Schools Out Soon

Please remember that schools will be out for the summer soon. Please keep an eye out for children playing throughout the neighborhood and DRIVE CAREFULLY.

Pet Reminders

Please remember that dogs are to be leashed at all times while out in the common areas of the complex. In addition, dogs ARE NOT permitted in the pool or tennis court areas. Also, please help keep 1600 Hamilton Place neat and tidy by cleaning up after your dog if it leaves a "calling card" out in the common area.

Rodents

This time of year, rodents can become a big problem as they look for food and water sources. The association does not exterminate rodents. Please make sure that you do not leave water or any food, whether pet or human, outside of your unit. Also, please dispose of any garbage bags immediately into the dumpsters rather than store them inside your patio areas and keep the garbage and recycling dumpster lids closed.

Assessment Autopay Info

Eliminate the worries of late payments and late fees by arranging to have your monthly assessment fee automatically withdrawn from your checking account by the association's bank on the 10 of each month! Please contact Bill Hubbard for an application.

SPEEDING AND PARKING

Please take a moment to remind each licensed driver in your household to please drive slowly throughout the 1600 Hamilton Place community. With the nice weather just around the corner, more children will be playing outside and riding their bikes and other toys. Also, please review the PARKING RULES included with this newsletter.

Using General Contractors – Remove Debris Daily

The Board wants to remind everyone that anytime you are having work done at our home to please make sure the contractor doing the work removes ALL debris each day (the trash and recycling bins are NOT available for construction debris) and leaves nothing in the common area overnight.

Satellite Dish Installation Guidelines

The Board recently adopted the following guidelines for the installation of satellite dishes. Please make sure you submit an architectural change application for Board approval if you are thinking about having a dish installed.

1. The dish must be located in a restricted common area (balcony or patio).
2. The dish must be installed to be as unobtrusive as possible.
3. The dish may not be affixed to any building or fence surface. It must be attached to a free standing base or pole.
4. The size of the dish must not exceed 1 meter at its widest point.
5. The highest part of the dish must not exceed the bottom of upper unit balcony (if being installed in a patio area) or must be lower than the roof line (if being installed on a balcony).
6. Cables must be installed in as inconspicuous manner as possible and be water-tight at the entry point into the unit and painted to match the surface on which they are affixed within 30 days of installation.
7. The resident is responsible for removing and reinstallation of dish if removal is necessary in order for the Association to address a maintenance item for the unit in the area of the dish or upon vacating the premises.
8. The dish must be removed and any damage caused by its removal repaired upon vacating the premises.
9. If an existing tree located in the common area needs future trimming in order to provide an unobstructed sight line for the dish, the trimming will be done in accordance to acceptable tree maintenance practices by the association's arborist at the unit owner's expense.

1600 Hamilton Place Community Association

Parking Rules And Regulations (March 14, 2017))

1600 Hamilton Place Community Association Parking rules are based upon the provisions for Project Rules, as permitted in the "Codes, Covenants, and Restrictions" of the Association, Article III, "Homeowners Association", and Article IX, "Use of Properties and Restrictions". The rules below are compilations of these provisions and supplemental rules as permitted for parking on the premises.

1. Owners or tenants (hererafter called "Residents") must park their vehicles in their garage, carport, reserved parking space, or an unmarked (hereafter called "OPEN") parking space, in accordance with these rules.
2. Residents are not to park in parking spaces designated "GUEST ONLY".
3. OPEN parking spaces must 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 the same time.
4. Guests may not use a "GUEST ONLY" marked space for more than three (3) consecutive days or on three (3) separate occasions within an entire seven-day period unless approved by prior arrangement with the Management Company, on behalf of the Board. If a GUEST vehicle is parked in a "GUEST ONLY" marked space on more than three (3) separate occasions within a seven-day period, such vehicle will thereafter be expected to adhere to the parking rules set forth for Residents.
5. Absolutely NO PARKING is permitted in Fire Lanes or along red curbs at any time. All private streets within the 1600 Hamilton Place complex – Ashmeade Court, Greenwich Court, Huxley Court, Donovan Court, and Foxhall Loop -- are considered Fire Lanes and must be kept clear for the passage of emergency vehicles at all times. Vehicles parked in these areas may be towed at the owner's expense without warning. If you need to temporarily park a vehicle behind a garage in order to load or unload items, the vehicle must be attended at all times by a licensed driver.
6. Commercial vehicles over 3/4 ton and all other vehicles such as boats, trailers, or any variety of motor homes, campers, recreational vehicles, or personal items of any sort ARE NOT permitted to park in driveways, on Community streets, Open spaces, or in "GUEST ONLY" marked parking spaces. Exception to this parking restriction is made for attended vehicles for a reasonable period of time, i.e., for loading and unloading, provided that no interference is made to the free movement of emergency vehicles and the vehicles of residents and guests. "Attended" is defined as a licensed driver being present at the vehicle while it is being loaded or unloaded.
7. No repairs of any vehicle shall be undertaken upon the Community streets, or in the carports, Reserved parking spaces, OPEN parking spaces, or in "GUEST ONLY" marked parking spaces. Vehicles dripping oil, gas, or other fluids on the parking areas are prohibited. Damages to parking spaces will be the responsibility of the vehicle owner. Car washing is restricted to the two designated areas located on Greenwich Court and Foxhall Loop.
8. After receiving two warnings for the same violation, vehicles or other equipment parked or stored in violation of these may be subject to tow-away removal or such other action by the Board as it may deem necessary. All costs incurred in the removal of such vehicles and equipment, including, but not limited to, towing and storage expenses and attorney's fees, if applicable, will be charged to the owner of the vehicle or equipment involved.
9. Garage doors should be kept closed except when necessary for movement of motor vehicles, access to items or when occupied.
10. Parking on public streets within the Community will be subject to the City of San Jose parking ordinances.
11. All vehicles parked within the 1600 Hamilton Place Community must display current DMV tags.

If you have a special circumstance that requires an exception to the rules on this page, please contact:

Association Manager Bill Hubbard, at 408-559-1977.

The Association has currently contracted with Robellos Towing (408-295-5121). Any vehicle removed from the Association premises may be retrieved at Robellos Towing. The phone number for Robellos Towing has been posted on the "Parking Restricted" signs at the entrance to all Association private street entrances.