



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER JULY 2019

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, August 13, 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.

Security Reminder

There was an attempted burglary reported in the community recently. To avoid having your home victimized by crime, it is highly recommended that you install a security system that is monitored 24/7 by a central monitoring company.

Greenwich Court Car Wash Open!

The designated car wash located on Greenwich Ct next to dumpster corral #3 is now open. Please make sure you use a auto-shutoff hose sprayer. Parking is not permitted in this location unless using the space for washing your vehicle.

Reminder from the Board

RULES REGARDING THE 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.

Community Meeting: Update on Security Fencing Scheduled for August 3rd at 9 am

Please join us at the clubhouse on Saturday, August 3rd, at 9am to discuss an update on the proposal sent to eBay regarding security fencing in Greenwich and Ashmeade Courts. Board members have had discussions with eBay about partnering with our community to partially fund this effort. We will also be sharing crime statistics received from SJPd and two potential security measures each community member may want to consider for their home. Your input and perspective on these topics is very important and we look forward to seeing you at the meeting.

Save Money and Trees!

You can have your monthly assessment statements and newsletter emailed to you rather than sent to you by mail. If you are interested, please contact Bill Hubbard to request an ebilling application at bhubbard@communitymanagement.com.

CUSTOMER SERVICE Here's How It Works

Community Management Services' office hours are from 8:00 AM - 5:00 PM, Monday through Friday. The Customer Service phone number is 408-559-1977.

At Community Management, our Customer Service Department directly answers your call. They are equipped to handle most emergencies, routine matters, and general questions.

If for any reason Customer Service is unable to help you, they will either transfer you to your Association Manager or obtain the necessary information for your Manager to return your call. Please assist them in servicing you by utilizing their talents and expertise when possible.

Questions about your assessment or statement??? Please give the name of your Association and ask for the accounts receivable department.

For after-hours calls, you may use the same phone number after-hours. Our voice mail system will allow you to leave a message for Customer Service, or the appropriate person, and will also give you an option to have your call routed to an after-hours emergency on-call manager for structural and safety emergencies. Please leave a message or hold all other calls until the next business day so that the after hours line can be kept clear to handle emergencies.

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*
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.

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.

Dryer Vent 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. Chimney Safe cleans both dryer vents and chimney flues! They can be reached at 1800-881-2505. 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.

Keep Assessments Down

Now that we have your attention, the City Department of Sanitation has asked that all residents take the following steps to help prevent sewer line back-ups, which, in turn, reduce the association expenses on plumbing repairs:

1. DO NOT put any grease in the sinks or through the disposal. Pour it into a container and discard it in the regular trash bin.
2. DO NOT place egg shells in sinks or through the disposal. Discard in regular trash.
3. DO NOT dispose of any paper towels or Kleenex, as well as any feminine products in toilets. They are not designed to disintegrate in water. Discard in regular trash.

These are all very simple suggestions that will result in less problems with the sewer system, helping to keep your assessment payments lower!

Recycling Reminder – PLEASE BREAK DOWN CARDBOARD BOXES

PLEASE break down cardboard boxes before you place them inside the white recycling bins to help prevent overflow conditions. If a bin is overflowing, PLEASE take items to another bin close by and report condition to CMS.

Pet Rules Reminders

Please make sure you keep your dogs leashed while out in the common area and properly remove/discard pet waste.