



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER AUGUST 2019

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, September 10, 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.

School Begins Soon!

Please be aware that more children will be walking along the streets on their way to school soon, so please drive SLOWLY and CAREFULLY, through the neighborhoods!

Vermin

This is the time of year when rodents can become a problem as they are seeking food, shelter, and water. The association does not have a rodent prevention program in place and does not budget to address these types of problems. The best method to address rodent problems is through prevention by keeping pet food and water inside your unit and not placing food or water anywhere outside. If you see anyone placing food or water outside in the common area or patios, please report the address to Bill Hubbard.

Clubhouse Rental

Due to several inquiries about renting the clubhouse, the following is a summary of the frequently asked questions:

- ☐ The cost is \$50 plus a \$100 deposit paid in advance.
- ☐ Reservations must be made at least 1 week to 4 months in advance.
- ☐ It cannot be used for recurring meetings or for commercial purposes.
- ☐ Please note that you cannot use the pool area or fireplace and there is no A/C.
- ☐ No pets or amplified sound
- ☐ Additional rules exist for times, cleaning, and the rental process.

The complete usage agreement can be found under the "Rules" section of the website 1600hamiltonplace.org.

You may also email the property manager bhubbard@communitymanagement.com or call CMS 408-559-1977 for more information.

Fire Safety, no charcoal grills on upstairs patios

A recent fire started by a charcoal grill that destroyed 16 cars in the apartment complex across Hamilton from E-bay should serve as a reminder that not only our insurance policy, but also California State Fire Codes, prohibits charcoal grills on upstairs patios. Propane gas grills are permitted on balconies. Please take note of the nearest fire extinguisher (many are in cases attached to patio fences) and the fire hydrant closest to your unit.

Update from the Landscape Committee

Lewis Tree Service will be trimming our trees in the common area this Fall. If you would like to have your patio trees trimmed and receive a discount, please contact Lewis Tree Service 831 476-1200 by mid-October to schedule an appointment.

The Board and the Landscape Committee would like to request that homeowners continue to help us conserve water and lower our water bills by watering patio plants three times per week. Our landscapers, Medallion Landscaping, are currently on this watering schedule. We appreciate all of your efforts.

Pool and Spa Reminder

Please remember that the pools and the spa are located in close proximity to your neighbor's homes. The hours for pool and spa usage are 8AM-10PM on weekdays, 8AM-11PM on weekends. Even during these hours, please keep the noise levels to a minimum in respect for the privacy of your neighbors.

A word about the spa temperature: the pool service has been instructed to keep the temperature around 102-103 degrees. Although this may not be as hot as some folks would prefer, California Civil Code prohibits the temperature in a public spa from surpassing 104 degrees. 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.

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.

Neighborhood Watch – Recent Break-in reported

There was a burglary attempt recently in the neighborhood. It is highly recommended that you have a monitored alarm system installed to help prevent this type of activity. One of the advantages to living in a common interest development such as 1600 Hamilton Place is that the community can help prevent crime or vandalism by keeping an eye out for any suspicious activity. If you see any type of activity that appears to be suspicious in nature, contact the San Jose Police Department IMMEDIATELY. Don't be shy. Take the initiative to prevent crime in your neighborhood!

A word about the security patrol – the association, in conjunction with the Hamilton Place Cottages Townhomes and the Hamilton Place Corners Condominiums, hire off duty or retired San Jose Police Officers to patrol the complexes. The main duty of these patrol officers is to help the associations enforce parking rules, as well as provide a visual deterrent for crime or vandalism. Please remember that the San Jose Police Department should be contacted any time you feel that there is a safety issue or matter that involves infractions of the law as the community patrol officers are rarely available by phone and it may be a day or two before they can return a call. **Vacation checks** – one of the services that the security patrol officers offer is a vacation check of your home if you are out of town. Leave your address, contact phone number, and the dates during which you will be away on the security office voicemail (408-371-1715) and security will include your unit during their daily inspections.

Proper Usage of a Garbage Disposal

What Goes Down Garbage Disposals

- Small amounts of leftover food from your plate
- Small potato pieces and peelings
- Carrot peelings
- Coffee grounds and tea bags (some say these are not OK)
- Grind up some ice cubes and lemon peels for a fresh smell.
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What Does Not Go Down Garbage Disposals

- Anything that is not biodegradable food
- Anything combustible
- Plastic and metal
- Cigarettes and butts
- Bones from any animal
- Hamburger
- Bacon grease or other grease
- Egg shells
- Potato skins or large amounts of potato
- Corn cobs or husks, lettuce, celery, asparagus and other fibrous fruits and vegetables
- Pasta and rice

More notes:

- Just remember, whatever you wash down the sink must make it to the road (city pipes). If it is doubtful that a piece of food will get that far without causing a back-up, don't wash it down your sink.
- Anytime you put anything in your disposal make sure you run water for about 30 seconds. This will make sure you get the longest life possible out of your disposal.
- Too much of anything is not good. For example, small amounts of potato peels might be okay, but if you put a lot, you're asking for a repair bill.
- Consider running ice cubes in the unit as a means of 'cleaning' the unit. The hard ice chips help knock down the scum layers that build up below the seal, and in the grinder wheel.

The only things that should go into a garbage disposal are things that are left over after you scrap your plate into the garbage can.

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.