



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER DECEMBER 2019

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, January 14, 2020. 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.

2020 Budget

You should have received a copy of the 2020 budget. If you did not, please email Bill Hubbard at bhubbard@communitymanagement.com.

IMPORTANT: Please note if you have automatic payment of assessments set up through the Association's bank, Heritage Bank of Commerce, you will need to log onto the website listed below to enroll or update your new monthly assessment amount as this will no longer be done automatically. The website to enroll or make changes is:

<https://www.heritagebankofcommerce.bank/Homeowner-Association-Services.aspx>

You will need your account number (on your monthly billing statement), your association number (0104) and your client ID (711).

If you are using an online check paying service, you will need to contact the service prior to January 1, 2020 to adjust the payment amount. Failure to contact Heritage Bank or your bank with this change may result in the association imposing late fees and interest to your account for the insufficient assessment payments.

Holiday Boxes

Please break down and place your cardboard boxes inside the white recycling bins or blue totes. If you see a bin or tote already filled with boxes, please either wait until the next service day (Tuesday and Fridays) or take your boxes to another trash/recycling corral. The association must hire someone to come and break down and recycle any boxes that are left outside or inside of the corrals, which costs the association (YOU!) money.

DETACHED GARAGES USAGE RULE (adopted 6-11-15) - PLEASE NOTE IF YOU DRIVE AN ELECTRIC PLUG-IN VEHICLE

Because the Association (and thus all owners collectively) and not individual owners are responsible for the cost of electricity use in detached garages and, due to the Board's belief that the detached garages were not wired for use of equipment with high energy requirements, the Board is proposing to adopt limits on the use of equipment with high electrical needs in the detached garages. The proposed rule prohibits the use in the detached garages of large appliances such as refrigerators, freezers, washers and dryers, and other heavy electrical devices as may be determined by the Board of Directors of the Association from time to time. As an alternative to relocating such equipment a homeowner could elect, after obtaining the Board's written approval and at the homeowner's sole expense, to have the detached garage in question rewired in such a way that the homeowner would be solely responsible for the metered electricity used and would be solely responsible for any damages resulting from such rewiring and usage. The homeowner would be responsible for indemnifying the Association from any damages suffered as a result of such rewiring and/or usage.

Electrical Circuit Breaker Panel Inspection

The Board recommends that each owner arrange to have their individual circuit breaker box inside their unit inspected by a licensed electrician to make sure it is in compliance with the current building codes, including having a main shut-off so that you can turn off all the power to your unit in case of an emergency.

Board of Directors Elections in March, 2020

If you are interested in running for one of the 2 Board positions up for election in March, 2020, please contact manager Bill Hubbard by no later than January 14, 2020 or attend the January 14, 2020 Board meeting. This is your opportunity to get more directly involved in the policy-making decisions for the association.

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

Unfortunately, there is always an increase in burglaries throughout the bay area during this time of year. Please keep the following suggestions in mind:

1. Do not keep your garage door open unless you are in the garage.'
2. Keep all doors and windows closed and locked when you are not home.
3. Keep car locked and all valuable items out of sight when parked outside your garage.
4. **Keep an eye out for any suspicious activity within the complex and report it IMMEDIATELY to the police.**

If everyone gets involved in the neighborhood watch, this can be a happy and safe holiday season!

Holiday Decorations

The Board of Directors would like to remind all residents that exterior holiday decorations/lights are welcome, however please make sure that all decorations are removed by no later than January 30, 2020. The Board thanks you for your cooperation and wishes all residents of 1600 Hamilton Place a very HAPPY HOLIDAY SEASON and HEALTHY NEW YEAR!

Please dispose of your Christmas trees **on Tuesdays** in one of the four Green Team landscaping waste disposal sites along Hamilton Place. **ALL ORNAMENTS AND STANDS MUST BE REMOVED!**

Garage Sales

Although garage sales are not specifically prohibited by the governing documents for the association, the Board of Directors does discourage them because of the limited access to parking and the City of San Jose ordinance requiring that all Fire Lanes be kept clear at all times. A solution to this would be to participate in a garage sale with a friend who lives outside of the complex or donate items to a charity. If you do need to have something hauled away, there are a number of companies listed under "HAULING" in the yellow pages. Please keep in mind that, if you do plan on having a garage sale, the rules and regulations for the association prohibit the placing of any personal items or signs out in the common area without prior approval from the Board.

Gutter Cleaning

Four Seasons Roofing has completed the first scheduled cleaning of the roofs, gutters, and downspouts, with a second cleaning to follow in January, 2020. The cleaning carries a "no clog" warranty until May 1, 2020. 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.