



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER AUGUST 2020

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, August 11, 2020. An agenda for the meeting is posted at the mailbox kiosks 4 days prior to the meeting date. Open Forum for resident input begins promptly at 6:30PM. PLEASE NOTE THAT ALL SHELTER IN PLACE GUIDELINES WILL BE ENFORCED.

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.

Pool Areas Remaining Closed

Based on the most recent county pools re-opening guidelines, the Board still believes that it is in the best interest of the association to keep the pool areas closed. The Board will continue to monitor any updates from the county and will reopen the facilities when deemed appropriate. The Board thanks you for your understanding in these difficult times and hopes that you and your family stay well.

Board Vacancy

Charlotte Frank recently resigned from the Board of Directors. The Board would like to thank Charlotte for all of her contributions to the association while serving on the Board. There is now a vacancy on the Board. If you would like to be considered for the position, please contact Bill Hubbard or attend an upcoming Board meeting.

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.

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.

Neighborhood Watch – Recent Break-in reported

There was a burglary attempt recently in the Hamilton Place 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.

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.

Proper Usage of a Garbage Disposal

Garbage disposals are for small pieces of food that get washed off from pans, plates, and silverware. That's it. When operating the disposal, always use cold water.

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.

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.