

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
NEWSLETTER
NOVEMBER 2020**

Next Board Meeting

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

Ashmeade CT and Greenwich Ct Painting Project

Flores Painting has completed the painting of the homes on these streets. If your home was just painted and have a painting issue, please contact Bill Hubbard by no later than November 15, 2020 so that it can be addressed by the painters.

Reminders from the Board of Directors

GARBAGE AREAS*****

With a lot of us now working from our homes and/or staying home more often due to the Pandemic we are seeing an increase in the volume of garbage and recycling. It is very important to note that you MUST break down your boxes before they are placed inside of the dumpster. We have an increased volume of trash but the same size dumpsters and same pick up schedule. Please be mindful!

Also, please do NOT place household items - bookcases, couches, appliances, etc in or near the garbage area. In order to have these unsightly items hauled away the community has to pay an ADDITIONAL cost to do so. If you need to get rid of large items like this please coordinate to have them hauled away yourself.

PARKING*****

We are seeing a significant increase in people not following our community parking rules/guidelines. Please note that you are only to park in an unmarked spot for (24 hours) and the spots labeled as Guest are not for residents. Cars parked in Guest parking spots can only be there for (3 days).

DOG, NOISE*****

The Rules of the Association as found on the 1600hamiltonplace.org website are intended to ensure that all residents can enjoy the peaceful environment that our community provides.

While many of us enjoy the companionship of dogs, especially during these stressful Corona Virus times, we need to be aware of the obligations that those of us with dogs have to others not to subject them to excessive dog noise.

Our rules state that "Excessive barking or other noise will be considered a nuisance and is not permitted." The rules further provide "the Board of Directors has the right to prohibit a pet which, in the opinion of the Board, after notice and hearing, constitute a nuisance....Fines may also be imposed against the owner of a pet which is found to be a nuisance."

In order to serve the needs of all residents we ask that those with dogs be very attentive to barking and not allow dogs to be unattended on patios or balconies or where windows or doors are open. This enables the resident to stop any barking that might occur.

We ask that all residents comply with our rules regarding dog noise so that other residents are not unduly bothered.

Those owners who rent out their units should keep in mind that they are responsible for the actions of their tenants and that they are required to make sure that their tenants both receive a copy of our rules and comply with the rules. Landlords should keep in mind that fines that may be imposed are ultimately the obligation of the owner of the unit.

Thanks to everyone for keeping these rules in mind so all of us can enjoy this community we call home.'

Gutter Cleaning

The Association has arranged to have Four Seasons Roofing clean all roofs, gutters, and downspouts during the week of November 16th, weather permitting, and again in January, 2021. Notices will be posted prior to the start of the two cleanings. If you see a clogged downspout after the initial cleaning, please contact CMS **with the exact location of the clog** and Four Seasons will be dispatched to clear the clogged downspout. PLEASE NOTE THAT, ALTHOUGH FOUR SEASONS ROOFING WILL ATTEMPT TO CLEAN THE ROOFS AND GUTTERS WITH AS LITTLE DEBRIS LEFT AROUND YOUR HOME AS POSSIBLE, SOME DEBRIS WILL BE LEFT. HOPEFULLY, YOU WILL UNDERSTAND THAT THIS IS A TWICE/YEAR MAINTENANCE NECESSITY AND A LITTLE RESIDUAL DEBRIS WILL BE ACCEPTABLE. THANK YOU FOR YOUR ANTICIPATED UNDERSTANDING.

Update from the Landscape Committee

Lewis Tree Service will be trimming our trees in the common area beginning the last week of October and continuing until the end of November. If you would like to have your patio trees trimmed and receive a discount, please contact Lewis Tree Service at 831 476-1200 schedule an appointment.

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.

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.

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 – 2020

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

Email Communication Reminder

Please remember that either "1600 Hamilton" 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.

Community Management Services, Inc

1935 Dry Creek Road, Suite 203

Campbell, CA 95008

Customer Service: 408-559-1977

Association Manager: Bill Hubbard

Email: bhubbard@communitymanagement.com

(1600 Hamilton or your unit address must be included in the SUBJECT BOX of all emails)

1600 Hamilton Place Security Office: 408-371-1715

1600 Hamilton Website: www.1600HamiltonPlace.org