

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
NEWSLETTER
JANUARY, 2021**

Next Board Meeting

The next Board of Directors meeting will take place at 6:30PM on Tuesday, January 12, 2021. More information regarding whether the meeting will take place in the clubhouse or by ZOOM meeting platform will be included on the agenda posted at the mailbox kiosks the week prior to the meeting.

2021 Budget

You should have received a copy of the 2021 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, 2021 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 TRASH - PLEASE BREAK DOWN BOXES.

With the rapid approach of the holidays and gift giving we are faced with our annual increase of trash from gifts and packaging from deliveries. Except as permitted by the written disclosures found in our trash enclosures all trash must be placed in either a trash or a recycling bin provided. With many of us spending more time at home due to Corona and in order to get ahead of the expected higher than usual holiday increase in use of our garbage and recycling bins we request and require that everyone does their share in managing waste generated in order that there is space for everyone's trash in our bins. If we all break down/flatten gift and delivery boxes there will be more room available to everyone. A box is manufactured to retain its shape and does not flatten under the weight of other trash deposited. You might think that filling a box up with wrapping paper is just as acceptable as breaking up a box but if a box is broken down and recycled separately from the paper they will all flatten under the weight of later deposited trash and will provide for more space to use in the bin. If we all do our part fewer of us will be faced with having to take our recyclables to another trash enclosure. We thank you in advance for helping us to manage our waste and in doing so helping us to manage the costs thereof which are passed on to all residents through our monthly fees.

1600 Hamilton Patrol Service

The Board of Directors would like to clarify the role of the patrol service and the patrol officers. The Board has defined their role as one of assisting the Board in enforcing the rules and regulations of the association. It would be hopeful that their physical presence would also help deter crime and vandalism within the community, but they are not expected or properly equipped to directly confront issues of that nature. The patrol officers are instructed to immediately contact the appropriate local emergency services in the event of a situation that involves a threat to one's personal safety or property, but that should be the extent of their involvement with issues of that nature. If you have an issue involving the enforcement of rules and regulations of the association, please do not hesitate to contact the onsite patrol office at 408-371-1715 (leave a message as they are only in the premises during certain hours of the day/night) or you can email Bill Hubbard at bhubbard@communitymanagement.com and he will address the violation. If you have an emergency that requires the attention of the police department or other emergency personnel, dial 911 immediately.

Also, please consider the consequences if there was no enforcement of the rules by the Board, management, or the patrol officers and, hopefully, you will understand how important rules enforcement is to the real estate values for the homes within 1600 Hamilton Place.

Cleaning Up After Pets

The Board would like to thank everyone who has made an effort to keep their patio areas and common area lawns clean and orderly. With everyone pitching in to keep their yards clean, the Board asks that you please not allow your pet to use someone else's lawn as a bathroom. The Board has received quite a few complaints about residents who have been allowing their dogs to go to the bathroom on common area lawns and in their yards. This has been causing grass and plants to die, and placing clean up duty on the wrong party. If you own a pet, the Board requests that you please be considerate of your neighbors and clean up after your own pet.

Dryer Vent and Chimney Cleaning Information

The Association will reimburse you 50% of the invoice, up to \$45.00, for having your dryer vent 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) and Chimney Safe (vent cleaning and fire place cleaning - 1800-881-2505) are two vendors that many residents have used in the past. 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.

Annual Voting

You will soon receive information and a ballot for the annual election of the Board, approval of the IRS Resolution, and approval of the 2020 annual meeting minutes from the election inspectors at HOA Election Solutions. Please be sure to follow the instructions for completing and submitting your ballot so that it counts towards the voting results.

Holiday Decorations and patio lights

The Board of Directors would like to wish everyone a very Happy and Safe New Year and remind all residents that exterior holiday decorations/lights should be removed by January 30, 2021. A reminder that any non-holiday patio lights must be installed so they cannot be seen from the common areas.

Gutter Cleaning

Four Seasons Roofing will be conducting its second cleaning of the roofs, gutters, and downspouts during the week of January 4, 2021, weather permitting. The cleaning carries a "no clog" warranty until May 1, 2021. 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.

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 – 2021

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 – *on planting beds and cement walkways, not on lawn areas*

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