

1600 HAMILTON PLACE COMMUNITY ASSOCIATION
NEWSLETTER
APRIL 2021

Next Board Meeting

The next Board of Directors meeting will take place at 6:30PM on Tuesday, April 13, 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.

Results of the March annual voting

The Board thanks those owners who participated in the annual voting. The election inspectors from HOA Election Solutions reported the results of the annual member voting:

There were a total of 82 ballots submitted, out of which 77 were validated as properly submitted.

Heath Birkendahl	69 votes, elected to a 2-year term
Brian Finerty	70 votes, elected to a 2-year term
Haris Volos	66 votes, elected to a 2-year term

IRS Resolution for 2021	76 votes in favor, 1 opposed, 1 abstaining, the IRS resolution passed
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The minutes from the March 10, 2020 Annual meeting were approved with a vote of 61 approving the minutes, 1 vote not approving, with 15 members abstaining in the voting.

The Board selected the following officers during the March 9, 2021 meeting:

Heath Birkendahl	President
Deborah Finkel	Vice President
Brian Finerty	Treasurer
Haris Volos	Secretary
Robert Newman	Director

Swim Season

The pool areas and clubhouse will remain closed based on the current state and county COVID19 restrictions. If the restrictions are amended to the point that it will be realistically possible to reopen the facilities, you will be notified.

Huxley Court painting project

Flores Painting will be painting all of the buildings on Huxley Ct tentatively beginning sometime this summer. Notices will be posted on units 1 week prior to start of work on those units. Management DOES NOT have the exact schedule for the painting work on individual units so please do not contact CMS requesting this information. Please follow the instructions on those notices in preparation for the painting. The paint colors will remain the same. Jay Johnson Construction (JJC) will be doing wood repairs in preparation for the painting on Huxley Ct and will post notices prior to beginning the repairs. If you live on Huxley Ct and have a request for wood trim/railing/fence repairs, please email to Bill Hubbard by March 1 so that it can be forward to JJC.

NOTE: PLEASE MAKE SURE ALL VEGETATION IS TRIMMED AWAY FROM THE BUILDINGS AND PATIO FENCES SO THAT THE PAINTERS HAVE ACCESS TO THOSE SURFACES.

Friendly Reminder to all Pet Owners from The Landscape Committee

Please be respectful of our landscaping by keeping your dogs out of all landscaped areas. You can either curb your pets (curb or sidewalk) or have them on the lawn areas, but please always pick up after your pets in either case. We have had to replace numerous plants due to urination or damage and would prefer to use this money on other landscape projects. Thank you very much.

Dryer Vent Cleaning

It is highly recommended that the dryer vent for your home be cleaned ANNUALLY! The Vent Cleaners (1800-793-0333 and Chimney Safe (Tim Koch [-sootbuster@comcast.net](mailto:sootbuster@comcast.net)) are both reputable vent cleaning companies. Chimney Safe also cleans chimneys! If you submit a copy of the vent cleaning invoice to Bill Hubbard, the association will reimburse you \$45 towards the cost of the cleaning. Please allow up to 3 weeks for the check to be issued following receipt of the invoice.

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.

Electrical circuit breaker panels

It is recommended that you have your electrical circuit breaker panel inspected to make sure that it still conforms to current building codes. Any licensed electrician should be able to assist you with the inspection. Any upgrades to the electrical panel or wiring would be a unit owner responsibility. Please obtain any required building permits from the city.

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.

Gutter Cleaning

Four Seasons Roofing has completed the annual cleaning of the roofs, gutters, and downspouts. 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