



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER MARCH 2015

www.1600hamiltonplace.org

Next Board of Directors Meeting

The next Board of Directors meeting will be held in the clubhouse on Tuesday, April 14, 2015, immediately following the conclusion of the annual meeting.

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: Scott Smithwick
Vice President: Jeff Davis
Secretary: Kathleen Hawker
Treasurer: Brian Finerty

Garage Door Break-ins

Unfortunately, we have had several garage door break-ins recently. The intruders are disabling the emergency release lock located on the detached garage doors in order to open the doors manually. It is advised that you disable the cable attached to this lock (**Please note that you will not be able to access your garage during an electrical power outage while the cable is disabled**) until you can, at the very least, upgrade the lock to a round key lock (available through Orchard City Locks at 408-879-9840) or for more protection, upgrade your garage door opener system with a battery back-up conversion system that will allow access when the electricity is out. For information on this option, you may contact Don Foley, of One Way Garage, at 408-391-9382.

Annual Meeting of the Members

Due to a lack of quorum of ballots submitted for the March 10, 2015 annual meeting, the meeting was rescheduled to 6:30PM on Tuesday, April 14, 2015.

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.

Rules Reminder - Parking

We encourage all our residents to be courteous of their fellow neighbors and their guests. As a reminder, we each have assigned parking in garages, carports or reserved parking spaces. There are limited spaces available in the form of open or unmarked spots and Guest Only parking spots located throughout the complex. Out of respect for all residents we are each required to comply with the parking rules.

Open spots are first come first served and pursuant to the Association's parking rules (as found on the Association's website at www.1600hamiltonplace.org/parking_rules.htm). These open spaces "may not be occupied by the same vehicle (Resident or Guest) for more than 24 consecutive hours." Guest only spots are designated for Guests only and may not be used by any residents. Please also note that any vehicle that is logged "for more than three (3) consecutive days or on three (3) separate occasions within an entire seven-day period" will be considered a resident vehicle and will be noted and tagged as such. Should you have a recurring guest or a guest who is staying with you for an extended period of time, please contact the Management Company to make prior arrangement on behalf of the Board. All vehicles in violation of these rules will be tagged according to the Association's rules.

Pursuant to the rules published on the website "Residents are not to park in parking spaces designated "GUEST ONLY"". Violation of these rules regarding parking may lead to fines being imposed, vehicles being towed at the owners expense (including, but not limited to, towing and storage expenses and attorney's fees, if applicable)" "or such other action by the Board as it may deem necessary."

Welcome to 1600 Hamilton Place!

The Association would like to welcome Brian Hubbs, Gregory and Wendy Hubbs, as well as Derek and Tara Kuroiwa to the community!

Pool Schedule

The clubhouse pool will officially open around April 1, 2015. The Foxhall Loop pool will open around May 1, 2015.

Master and Earthquake Insurance Renewal

The master and earthquake insurance packages will renew in late March. Additional information regarding the levels of coverage will be included with the April newsletter.

Insurance For Your Personal Property

All owners are reminded that they should have an HO6 Condo/Townhome insurance policy to cover their personal property, the inside of their home, liability for themselves and guests which is not covered by the Association.

Also, such a policy provides coverage for any loss assessment by the HOA if the loss is the owner's responsibility. Since the HOA has a high deductible (\$10,000) for property damage, the loss assessment coverage will cover any assessment to an owner when the damage is the owner's responsibility.

HO6 policies are available from any insurance company or insurance agencies at a very nominal cost of a few hundred dollars per year. This is a wise investment to protect your property and personal liability when the need arises.

Gutter Cleaning

Four Seasons Roofing has completed the 2nd go-through for gutter and downspout cleaning. The cleaning carries a "no clog" warranty until May 1, 2015. 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.

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Water and Gas Shut Off Valves

Each unit has its own water line shut off valve. If you live in a lower unit, the valve can generally be found on the water pipe with the hose bib located in your entry or back patio. If you live in an upper unit, the valve can be found on the water pipe with the hose bib located on the common area on the side of the entry stairs. The gas shut off valve for your unit is found inside the utility cabinet area on each building. It is a good idea to know the location of the water and gas valves for your unit in case you need to shut them off in an emergency. Take the time to familiarize yourself and other members of your household as to the locations of these valves.

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.

Recycling Reminder

Please remember to place all recyclables (paper, cans, glass, plastic bottles, etc.) into the WHITE dumpsters or BLUE totes. The green dumpsters are for trash only. Please remember to cut up or fold all corrugated cardboard into sections no larger than 4 ft. x 4ft. and place into the white recycling dumpsters or next to the blue recycling totes. If you need to dispose of a non-recyclable material, such as paint, oil, computer items, etc., call 277-2700 to schedule an appointment at the San Jose recycling center. There is no charge for this service.

Vacancy on the Board

There is still a vacancy on the Board of Directors. Please contact Bill Hubbard or attend an upcoming Board meeting if interested in being considered for this vacancy.

Landscape Committee Meetings

The next Landscape Committee meeting will take place on Wednesday, April 15, 2015, at 7:00PM, in the clubhouse. Any landscaping items must be requested, **in writing**, for the Committee's consideration. Please remember that the Board of Directors provides a budget to the Committee, which determines the confines within which the Committee must develop a plan for landscaping maintenance and upgrade projects. In other words, the Committee will accommodate as many requests as possible, as long as they fit into the budget constraints, as well as the short term and long term landscaping plans.