



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER APRIL 2017

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, May 9, 2017. The Board meeting starts promptly following Open Forum. An agenda for the meeting is posted at the mailbox kiosks 5 days prior to the meeting date.

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:	Marcie Martin
Vice President:	Heath Birkendahl
Secretary:	Elizabeth Grey
Treasurer:	Brian Finerty
Director:	Tony Sanchez

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.

Message from Board President Marcie Martin

Thanks to the homeowners for their participation in the annual meeting March 14. If you were not able to attend, I encourage you to read the President's report, posted at 1600hamiltonplace.org to keep up-to-date on the 2016 accomplishments and 2017 challenges. Congratulations to the returning and newly elected board members. I'm proud to say that every single board and committee member along with our property management company brings commitment, dedication, and a wealth of skills to keep the community maintained. Also, thanks to the residents who do their part to sweep sidewalks, pick up trash, notify of leaks, etc. Together we make Hamilton Place beautiful! Happy Spring! --Marcie

Garbage: The GreenTeam garbage collection service has changed our regular garbage pick-up day from Friday to Monday. Recyclables will still be picked up on Tuesdays and Fridays. As you are doing Spring cleaning, please keep in mind that hazardous waste (paint, aerosols, electronics, fluorescent lightbulbs, batteries, etc.) cannot be left in the dumpster areas. Residents must take them to the San Jose drive-thru disposal site. There is no charge to San Jose residents and appointments can be made within a few days, including many openings on Saturdays. <https://www.sccgov.org/sites/rwr/hhw/Pages/What-is-Household-Hazardous-Waste-and-How-do-I-Dispose-of-it.aspx>

Water: Abundant Spring rain reduced the landscape water usage by 50% over the first quarter last year, although we are still expecting a large overrun in the overall water cost due to rate increases and leaks. The landscape committee has accelerated the replacement of hedges with drought-tolerant landscaping and/or capped sprinklers which should allow us to reduce watering this Summer.

Social Committee -- Thanks to Deborah Finkel for volunteering to plan social events. Stay tuned for upcoming announcements as dates/details get finalized.

Foxhall Tennis Court—New windscreens have been installed on the Foxhall Loop tennis Court.

Landscape: We hope you've enjoyed the beauty at 1600 Hamilton Place as Spring has unfolded. You have probably noticed some changes--based on homeowner concerns and suggestions and subsequent discussions at previous meetings. If you have concerns, please come to the Open Forum at our HOA monthly meetings or send an email to Bill Hubbard. Please do not confront the Medallion landscape workers.

The hedge removals between and alongside garages and tennis courts are for reduction of water usage, reduction of hedge trimming (and noise), and elimination of places for animals/humans to hide. Some areas are mulched; while others have been rocked. This has allowed us to cap sprinklers to reduce water usage. In the annual homeowners' meeting held March 14, the board noted we are expecting a large overrun in the water budget this year due to water rate increases, and are taking more assertive measures to reduce landscape water usage in less conspicuous areas in an attempt to spare the more visible areas and to contain homeowner fees.

Electrical Vehicles

If you have purchased or are thinking of purchasing an electrical vehicle, please keep in mind that the current electrical wiring or circuit breakers for the detached garages may not be of sufficient gage or amperage to be able to handle the battery charging requirements.

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.

Walking Safety

You have probably noticed that the liquidambar trees are busy dropping those little brown seed balls all over the place! The association has the walkways blown clean twice per week during the spring season to help keep them clear of these small balls. However, it is impossible to keep the walkways clear all the time. Please use the walkways with caution.

Daylight Saving Time Maintenance Reminders

This is a good time of year to address the following maintenance and safety items:

1. change the batteries in your smoke and carbon monoxide detectors
2. change the hot and cold water hoses on your washing machine
3. check all valves under sinks and toilets for leaks and address any problem areas IMMEDIATELY to avoid costly repairs.

Pet Reminders – Landscaping

Please remember to keep your dog(s) leashed at all times while in the common area and PLEASE keep your dog(s) out of the planter beds as their urine can easily damage or kill small plants.

Important Insurance Information

Included with this month's newsletter you will find a copy of the insurance disclosure statement for the policy period March 24, 2017 through March 24, 2018. It is recommended that you review this information with your insurance agent to make sure you have adequate supplemental coverage. If you have any questions about the master policy, please contact Farmers Insurance at 408-286-1334.

NOTE - A WORD OF CAUTION: The insurance industry for multiple-residence dwellings is now mandating certain conditions under which these policies are provided. One of the conditions is the elimination of charcoal barbecues from any second story balconies. We have assured the insurance carrier that we are doing everything in our power to make sure that the conditions for the use of barbecues on balconies are optimum for safety and fire prevention. Along these lines, please make sure that you are using only a propane type barbecue on your balcony or deck areas.

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.

Landscape Committee Meetings

The next Landscape Committee meeting will take place in the clubhouse at 3:30PM on Wednesday, May 17, 2017. 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.

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

During the 2017 year one or more of the following chemicals may be applied on the days noted below:

THURSDAYS

Round Up
Sluggo-Snail Bait
Pro-Spreader
Pendulum
Turflon

FRIDAYS

Round Up
Sluggo-Snail Bait
Pro-Spreader
Pendulum
Turflon

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

Gutter Cleaning

Four Seasons Roofing has completed its second cleaning of the gutters and downspouts. The cleaning carries a "no clog" warranty until May 1, 2017. 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.



Mary Formico Barnard
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CIVIL CODE 5300 INSURANCE DISCLOSURE REQUIREMENTS
FOR 1600 HAMILTON PLACE
3/24/2017 TO 3/24/2018

COMPANY: FARMERS INSURANCE EXCHANGE

BUILDINGS:	\$74,362,000
ORDINANCE OF LAW COVERAGE	
1. Undamaged Portion:	INCLUDED
2. Demolition Cost:	\$ 1,081,600
3. Increased Cost of Construction:	\$ 8,652,800
ASSOCIATION FEES & EXTRA EXPENSE:	\$100,000
AUTOMATIC INCREASE:	2%
EXTENDED REPLACEMENT COST COVERAGE A-BUILDING	See Premier End.
MECHANICAL BREAKDOWN	INCLUDED
ACCOUNTS RECEIVABLE:	\$ 5,000
VALUABLE PAPERS:	\$ 5,000
EDP EQUIPMENT:	\$ 10,000
OUTDOOR SIGN:	\$ 50,000
OUTDOOR PROPERTY:	\$ 50,000
MONEY AND SECURITIES:	\$ 100,000
SEWER BACKUP	\$ 250,000
LIMITED COVERAGE FOR FUNGI, WET ROT, DRY ROT, & BACTERIA	\$ 15,000
PROPERTY DEDUCTIBLE:	\$ 10,000
GENERAL LIABILITY:	
Aggregate Limit for Liability & Medical Expenses:	\$ 2,000,000
Products and Completed Operations Aggregate:	\$ 1,000,000
Each Occurrence Limit for Liability & Medical Expenses	\$ 1,000,000
Personal and Advertising Injury Limit:	Included
Fire Damage Limit:	\$ 75,000
Medical Payments:	\$ 5,000
DIRECTORS AND OFFICERS LIABILITY	
Each Loss:	\$ 1,000,000
Annual Aggregate:	\$ 1,000,000
Deductible:	\$ 1,000



Civil Code 5300 Insurance Disclosure Requirements
1600 HAMILTON PLACE



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UMBRELLA LIABILITY

COMPANY:	GREENWICH INS. CO.	POLICY TERM:	3/24/2017 TO 3/24/2018
Each Occurrence Limit:			\$15,000,000
Aggregate Limit:			\$15,000,000
Retained Limit:			\$ -0-

EMPLOYEE DISHONESTY

COMPANY:	CONTINENTAL INS. CO.	POLICY TERM:	3/24/2017 TO 3/24/2018
Limit:			\$4,000,000
Deductible:			\$25,000

AGENT'S RECOMMENDATION: Made Annually
RECOMMENDATIONS ACCEPTED: Determined by Board of Directors

DOES COVERAGE EXTEND TO REAL PROPERTY IMPROVEMENTS including Fixtures
Improvements, Appliances and Alterations that are made part of the structure? NO

DOES THE ASSOCIATION CARRY FLOOD INSURANCE? NO

DOES THE ASSOCIATION CARRY EARTHQUAKE INSURANCE? NOT WITH THIS AGENCY

The summary of the Association's policies of Insurance provides only certain information, as required by Section 5300 of the Civil Code and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any Association member may, upon request and provision of reasonable duplication charges, obtain copies of the policies. Although the Association maintains the policies of Insurance specified in this summary, the Association's policies of insurance may not cover your property including personal property or real property improvements around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual broker or agent for appropriate additional coverage.

SPECIAL ITEMS OF NOTE CONCERNING ASSOCIATION INSURANCE

The master policy is written with a **blanket building limit that insures all of the structures under one limit of insurance**. It includes coverage for the building that you live in, including all exterior and interior walls - including paint, wallpaper and wall coverings- and all built in cabinets and appliances, plus all built-in floor coverings (carpet, linoleum, tile, hardwood) and all permanent structural changes or upgrades. It does not cover contents and window coverings (i.e. drapes, blinds, window tinting etc)



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Civil Code 5300 Insurance Disclosure Requirements

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*The coverage is **Special Form, Replacement Cost**, including conditional certified acts of terrorism. It excludes earthquake, flood, war liability, terrorism, mold & microorganisms, virus and bacteria, asbestos and silica, lead poisoning and contamination, certain computer related losses, assault and battery, enhanced or multiple damages, conversions, violation of statutes regarding E- mails and is subject to a **\$10,000 Deductible**.

*The master policy also provides common area liability for bodily injury and property damage to others, for which the Association may be negligent.

*.It does not cover your contents, personal liability for bodily injury or property damage (inside your unit or originating from you unit,) additional living expenses, or property damage below the \$10,000 deductible.

To obtain supplementary coverage for your contents, personal liability, loss assessment coverage, and building coverage below the property deductible, and consistent with the C.C. & R S., you need to REVIEW YOUR ASSOCIATION'S C.C. & R'S and contact your insurance agent to request a supplementary policy. If renting your unit out, you need Lessor's risk liability.

Submitted by Mary Barnard Insurance, license # 0544927



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1600 HAMILTON PLACE COMMUNITY ASSOCIATION

CIVIL CODE 5300(b)(9) SUMMARY FORM

A:	EARTHQUAKE: LLOYD'S OF LONDON:	3/24/2017 – 3/24/2018
	BLANKET BUILDING:	\$5,000,000
	DEDUCTIBLE:	5%

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