



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER APRIL 2018

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, May 8, 2018. 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: Heath Birkendahl
Vice President: Tony Sanchez
Secretary/Treasurer: Brian Finerty
Director: Deborah Finkel
Director: Elizabeth Grey

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.

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) are both reputable vent cleaning companies. 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.

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.

Walking Safety

You have probably noticed that the liquid ambar 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.

Board of Directors Officers

During the April 10, 2018 Board meeting, the following officers were elected:

| | |
|---------------------|------------------|
| President | Heath Birkendahl |
| Vice President | Tony Sanchez |
| Secretary/Treasurer | Brian Finerty |

Detached Garage Electrical Usage Resolution Reminder

During the June 11, 2015 Board of Directors meeting, the Board approved and passed the following resolution:

Because the Association (and thus all owners collectively) and not individual owners are responsible for the cost of electricity use in detached garages and, due to the Board's belief that the detached garages were not wired for use of equipment with high energy requirements, the Board is proposing to adopt limits on the use of equipment with high electrical needs in the detached garages. The proposed rule prohibits the use in the detached garages of large appliances such as refrigerators, freezers, washers and dryers, and other heavy electrical devices as may be determined by the Board of Directors of the Association from time to time. As an alternative to relocating such equipment a homeowner could elect, after obtaining the Board's written approval and at the homeowner's sole expense, to have the detached garage in question rewired in such a way that the homeowner would be solely responsible for the metered electricity used and would be solely responsible for any damages resulting from such rewiring and usage. The homeowner would be responsible for indemnifying the Association from any damages suffered as a result of such rewiring and/or usage.

Please keep this information with your 1600 Hamilton Place files as the Board will be enforcing the terms of this resolution.

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, 2018 through March 24, 2019. 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.

Board Vacancy

There is still a vacancy on the Board. This is your opportunity to get directly involved in the policy-making decisions for the association. If you are interested, please contact Bill Hubbard or attend the April 10 Board meeting.

Message from the Board

Water:

Despite late-season rain, San Jose is still 50% below average rainfall through March due to a drier than normal December, January, and February. First quarter landscape water usage is 3x greater than last year, but offset by a reduction in residential building water usage due to leak repairs, the overall 1st quarter water usage is about the same as last year.

Meet Ted, our dumpster area cleaner:

You may recall that we contracted with FWC last year to keep the dumpster areas clean in between Green Team pick-ups. Some residents have noticed our serviceman, Ted, cleaning out the dumpsters and mistaken him for an identity thief or dumpster raider. Ted drives a white pick-up truck with a high cage and the green FWC logo on the side. He wears a black T-shirt with company logo and yellow vinyl coveralls (like firemen) with reflective stripes. If you see him, feel free to say hello or thanks. Please report any other suspicious dumpster activity to the Security phone line and/or the property manager.

Gutter Cleaning

Four Seasons Roofing has completed the scheduled cleaning of the roofs, gutters, and downspouts. The cleaning carries a "no clog" warranty until May 1, 2018. 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.

Landscape Committee Meetings

The next meeting will be held in the clubhouse at 3:30PM on Wednesday, May 16, 2018. 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 2018, 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.



Mary Formico Barnard
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CIVIL CODE 5300 INSURANCE DISCLOSURE REQUIREMENTS
FOR 1600 HAMILTON PLACE
3/24/2018 TO 3/24/2019

COMPANY: FARMERS INSURANCE EXCHANGE

| | |
|--|------------------|
| BUILDINGS: | \$76,845,090 |
| ORDINANCE OF LAW COVERAGE | |
| 1. Undamaged Portion: | INCLUDED |
| 2. Demolition Cost: | \$ 1,124,900 |
| 3. Increased Cost of Construction: | \$ 8,998,900 |
| 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: | 3/24/2018 TO 3/24/2019 |
| Each Occurrence Limit: | | | \$15,000,000 |
| Aggregate Limit: | | | \$15,000,000 |
| Retained Limit: | | | \$ -0- |

EMPLOYEE DISHONESTY

| | | | |
|-------------|----------------------|--------------|------------------------|
| COMPANY: | CONTINENTAL INS. CO. | POLICY TERM: | 3/24/2018 TO 3/24/2019 |
| 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? YES

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.



Civil Code 5300 Insurance Disclosure Requirements
1600 HAMILTON PLACE
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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)

*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



O'Connor
Insurance Agency
COMMUNITY MANAGEMENT SERVICES



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1600 HAMILTON PLACE COMMUNITY ASSOCIATION

CIVIL CODE 5300(b)(9) SUMMARY FORM

| | | |
|-----------|---------------------------------------|--------------------------------|
| A: | EARTHQUAKE: LLOYD'S OF LONDON: | 03/24/2018 – 03/24/2019 |
| | BLANKET BUILDING: | \$5,000,000 |
| | IMPROVEMENTS & BETTERMENTS: | INCLUDED |
| | BUILDING ORDINANCE A: | \$5,000,000 |
| | BUILDING ORDINANCE B&C: | \$5,000,000 |
| | DEFINITION OF COVERED PROPERTY: | EXPANDED |
| | DEDUCTIBLE: | 5% |

This summary of the association's policies of insurance provides only certain information, as required by subdivision (b) of 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 notice, review the association's insurance policies and, upon request and payment of reasonable duplication charges, obtain copies of those policies. Although the association maintains the policies of insurance specified in this summary, the association's policies of insurance may not cover your property or real property improvements to or around your dwelling, or personal injuries or other losses that occur within or 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 member should consult with their individual insurance brokers or agents for appropriate additional coverage.