



1600 HAMILTON PLACE COMMUNITY ASSOCIATION NEWSLETTER APRIL 2019

www.1600hamiltonplace.org

Next Board Meeting

The next Board of Directors meeting will be held in the clubhouse at 6:30PM on Tuesday, May 14, 2019. 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: Deborah Finkel

Secretary/Treasurer: Brian Finerty

Director: Charlotte Frank

Director: Bob Newman

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. 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.

Recycling Information

Please take a moment to review the information regarding recycling on the Green Team website at:

<http://www.sanjoseca.gov/DocumentCenter/View/11792>

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.

Political Signs Prohibited in the Common Area

The association encourages all residents to participate in the voting process, however political signs are not permitted in the common areas.

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.

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

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 – *Stay off treated area until dry*
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.

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, 2019 through March 24, 2020. 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.



Mary Formico Barnard
Insurance and Financial Services Agent
2190 STOKES ST STE 201
SAN JOSE, CA 95128
Tel 408.286.1334
Fax 408.286.6425
0544927
MBARNARD@FARMERSAGENT.COM

CIVIL CODE 5300 INSURANCE DISCLOSURE REQUIREMENTS
FOR 1600 HAMILTON PLACE
3/24/2019 TO 3/24/2020

COMPANY: FARMERS INSURANCE EXCHANGE

BUILDINGS:	\$79,918,900
ORDINANCE OF LAW COVERAGE	
1. Undamaged Portion:	INCLUDED
2. Demolition Cost:	\$ 1,169,900
3. Increased Cost of Construction:	\$ 9,358,800
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



Mary Formico Barnard
Insurance and Financial Services Agent
2190 STOKES ST STE 201
SAN JOSE, CA 95128
Tel 408.286.1334
Fax 408.286.6425
0544927
MBARNARD@FARMERSAGENT.COM

Page -2-

UMBRELLA LIABILITY

COMPANY:	GREENWICH INS. CO.	POLICY TERM:	3/24/2019 TO 3/24/20
Each Occurrence Limit:			\$15,000,000
Aggregate Limit:			\$15,000,000
Retained Limit:			\$ -0-

EMPLOYEE DISHONESTY

COMPANY:	CONTINENTAL INS. CO.	POLICY TERM:	3/24/2019 TO 3/24/2020
Limit:			\$4,700,000
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
Page -3-



Mary Formico Barnard
Insurance and Financial Services Agent
2190 STOKES ST STE 201
SAN JOSE, CA 95128
Tel 408.286.1334
Fax 408.286.6425
0544927
MBARNARD@FARMERSAGENT.COM

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
18809 Cox Ave #260, Saratoga, CA 95070
Phone 408.512.2195 Fax 408.516.9500
james@oconnorhoains.com
CA Lic# 0162634

1600 HAMILTON PLACE COMMUNITY ASSOCIATION

CIVIL CODE §5300(b)(9) SUMMARY FORM

A:	EARTHQUAKE: LLOYD'S OF LONDON:	03/24/2019 – 03/24/2020
	BLANKET BUILDING:	\$5,000,000
	BUILDING ORDINANCE A:	\$5,000,000
	BUILDING ORDINANCE B&C:	\$5,000,000
	ASSOCIATION DUES & FEES:	\$1,500,000
	DEFINITION OF COVERED PROPERTY:	EXPANDED
	DEDUCTIBLE:	5%

**Have questions about your personal earthquake coverage?
Feel free to give me a call at (408) 512-2195**

CLIENT SINCE 2015

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.