

1600 HAMILTON PLACE COMMUNITY ASSOCIATION
NEWSLETTER
MARCH, 2021

Next Board Meeting

The next Board of Directors meeting will take place on Tuesday, March 9, 2021, immediately following the conclusion of the annual meeting which begins at 6:30PM. More information regarding whether the annual meeting and Board 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.

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 in May or June. 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.

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.

Detached Garage Guidelines

Please review the guidelines for using electrical power in detached garages as their wiring does not accommodate excessive power usage such as is needed for charging electric vehicles.

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.

Keep balcony surface drains clear

Please remember that it is the resident's responsibility to make sure all surface drains on their balconies and patios are kept clear of debris so that rain water can drain properly.

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. The association may have to borrow funds from the reserves to cover the renewal premiums. However, the loan will be repaid to the reserves prior to the end of the year.

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; \$20,000 for water related 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 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