

1600 HAMILTON PLACE COMMUNITY ASSOCIATION
NEWSLETTER
JANUARY 2022

Next Board Meeting

The next Board of Directors meeting will take place in the clubhouse at 6:30PM on Tuesday, January 11, 2022. More information will be included on the agendas posted by the mailbox kiosks 5 days prior to the meeting. Open Forum starts at 6:30PM and is the time set aside for homeowners to address the Board of Directors. The Board meeting starts promptly following Open Forum. An agenda for the meeting is posted at the mailbox kiosks at least 4 days prior to the meeting date.

Message from the Landscape Committee

Homeowners - please do not trim common area plants or trees. Please contact Bill Hubbard, CMS to request common area trimming.

RECYCLING INFORMATION

Please note the new recycling posters in each dumpster area for guidelines on how to correctly recycle. Also, please do not place recyclables in plastic bags which are not acceptable for recycling.

2022 Budget

You should have received a copy of the 2022 budget in which you will find your 2022 assessment information in early December. If you did not, please email Bill Hubbard at bhubbard@communitymanagement.com. Include your address in the SUBJECT box of the email.

IMPORTANT: Please note if you have automatic payment of assessments set up through the Association's bank, Heritage Bank of Commerce, **you will no longer need to log onto the website to update your assessment amount.** Heritage Bank now has the capability to update your new monthly assessment.

If you are using an online check paying service, you will need to contact the service prior to January 1, 2022 to adjust the payment amount. Failure to contact Heritage Bank or your bank with this change may result in the association imposing late fees and interest to your account for the insufficient assessment payments.

Holiday Decorations

The Board of Directors would like to remind all residents that exterior holiday decorations/lights are welcome, however please make sure that all decorations are removed by no later than January 30, 2022. The Board thanks you for your cooperation and wishes all residents of 1600 Hamilton Place a very HAPPY HOLIDAY SEASON and HEALTHY NEW YEAR!

Please dispose of your Christmas trees **on Tuesdays** in one of the four Green Team landscaping waste disposal sites along Hamilton Place. **ALL ORNAMENTS AND STANDS MUST BE REMOVED!**

Pet Food and Vermin

Please DO NOT leave any pet food or water outside of your unit and these attract vermin such as rats, mice, and raccoons.

Gutter Cleaning

Four Seasons Roofing will be doing a 2nd cleaning of the roofs, gutters, and downspouts in early January, 2022. Notices will be posted by the mailbox kiosks 3-5 days prior to the 2nd cleaning. The cleaning carries a "no clog" warranty until May 1, 2022. 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 – 2022

You can find the landscaping spray notice posted on the bulletin board next to the clubhouse entrance doors. Please direct any questions regarding the information on the notice to Medallion Landscaping at 408-782-7500.

Email Communication Reminder

Please include your specific unit address in the SUBJECT BOX of all emails sent to Bill Hubbard at Community Management Services.

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