

1600 HAMILTON PLACE COMMUNITY ASSOCIATION
NEWSLETTER
FEBRUARY 2022

Next Board Meeting

The next Board of Directors meeting will take place in the clubhouse at 6:30PM on Tuesday, February 8, 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.

IMPORTANT – COMMUNITY WIDE SUBTERRANEAN TERMITE TREATMENT SCHEDULED

Coastal Termite Service will be treating the soil around all of the buildings for subterranean termites beginning in early February. Notices will be posted approximately 5 days in advance of the treatment in and around 1st floor patio areas. Please follow the instructions on the notices carefully so that the treatment can take place as scheduled. More information regarding the treatment is included with this newsletter. Please direct any questions regarding the treatment to Mike Scarbrock at: Mikes@coastaltermite.com

IMPORTANT: MASTER INSURANCE POLICY INFORMATION

The association's master insurance and earthquake coverage programs renew on March 24, 2022. Please note that, since the premiums are paid all at one time and not financed over 12 months at an additional expense, the association typically borrows a portion of the renewal amount, which is an operating expense, from the reserves and then pays the reserves back by the end of the fiscal year. You can directly help keep the premiums for the property damage portion of the master policy down by adhering to the following suggestions:

1. Replace the supply hoses to your washing machine annually or better yet, turn off the water supply to your washing machine after each use.
2. Have heating, ventilation, and air conditioning inspected and overflow lines cleaned annually.
3. Have the water heater inspected for leaking or corrosion and replace as needed. The life expectancy for a water heater is 10-12 years. If yours is older than that, it will most likely fail in the near future, causing water damage to your unit.
4. Know how to turn off the main water line into your unit. The valve is normally located along with a hose bib in entry patio of your unit, or by the entry stairs if you live in an upstairs unit.
5. Regularly inspect washing machine hoses, supply lines, ice makers, dish washers, and other appliances that use water.
6. TURN OFF THE WATER MAIN LINE WHEN YOU ARE GOING TO BE AWAY FOR A PERIOD OF TIME. If you live in a first-floor unit, your main water line valve is located in the patio area. If you live in a second-story unit, your main water line valve is located adjacent to the entry steps.

Annual Voting and Meeting

You will soon receive your annual member voting ballot from HOA Election Solutions for the annual election of the Board and approval of the IRS Resolution. Please be sure to follow the instructions for completing and submitting your ballot so that it counts towards the voting results. The annual meeting will take place on March 8, 2022. Agendas will be posted at the mailbox kiosks 4 days prior to the meeting.

Holiday Decorations and patio lights

The Board of Directors would like to wish everyone a very Happy and Safe New Year and remind all residents that exterior holiday decorations/lights should be removed by January 30, 2022. A reminder that any non-holiday patio lights must be installed so they cannot be seen from the common areas. The holiday and patio lighting guidelines are below:

No decorative patio lighting is permitted except during the 2 weeks prior to a holiday through 30 days following a holiday unless the lights are installed in a manner that prevents them from being seen from the common area (below the patio fence line).

Daylight Savings on March 6, 2022 Don't Forget These Maintenance Suggestions

Don't forget to replace the batteries in all of your smoke and carbon monoxide detectors! Daylight savings time is also a good time to check the condition of all water supply lines inside your home – to clothes washer, sinks, dishwasher, and toilets. Finally, don't forget to have your dryer vent inspected and cleaned, if necessary!

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.

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, 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



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coastal@coastaltermite.com

COMMUNITY WIDE SUBTERRANEAN TERMITE TREATMENT

STEP 1 PREPARATION: A TRENCH MEASURING APPROX 4"X4" WILL BE DUG ALONG EXTERIOR WALLS, OUTSIDE BACK PATIO FENCES AND OTHER AREAS INSIDE ACCESSIBLE FRONT YARDS. SOIL AREAS THAT ARE NOT TRENCHED WILL BE RODDED/INJECTED DURING STEP 2.

(NOTE: DRILLING 1/2" HOLES THROUGH CONCETE MAY BE NECESSARY AT CERTAIN LOCATIONS TO REACH SOIL. HOLES WILL BE NEATLY PATCHED WITH CONCRETE AFTER TREATEMENT)

STEP 2 TREATMENTS: A FINISHED SOLUTION OF TERMIDOR HE (FIPRONIL) WILL BE APPLIED TO ALL TRENCES AT THE APPROPRIATE RATE. SOIL AREAS THAT WERE NOT TRENCHED WILL BE RODDED/INJECTED. TREATED TRENCHES WILL BE BACKFILLED AT THE TIME OF TREATEMNT.

(NOTE: NO TREATMENTS WILL TAKE PLACE IN VEGETABLE/FRUIT GARDENS OR WITHIN 1 FOOT OF FRUITBEARING TREE DRIPLINES.)

STEP 3 CLEAN-UP: WE WILL PERFORM A WALK-THRU TO ASSURE EVERYTHING IS TIDY AND ALL TRENCHES ARE PROPERLY BACKFILLED.

PLEASE AVOID ALL TREATED AREAS UNTIL THOROUGHLY DRY

MATERIAL TO BE USED:

**TERMIDOR HE
ACTIVE INGREDIENT: FIPRONIL
EPA REG. NO. 7969-329**