

1600 HAMILTON PLACE COMMUNITY ASSOCIATION
NEWSLETTER
MARCH 2022

Next Board Meeting

The next Board of Directors meeting will take place in the clubhouse on Tuesday, March 8, 2022, immediately following the 6:30PM Annual Meeting of the Membership. More information will be included on the agendas posted by the mailbox kiosks 4 days prior to the meeting. (PLEASE NOTE THAT YOU MUST BE AN OWNER OF RECORD FOR YOUR 1600 HAMILTON PLACE PROPERTY TO ATTEND THE BOARD MEETINGS).

Swim Season

The main pool will open on April 1, 2022, with the Foxhall Loop pool opening on May 1, 2022.

Catalytic Converters

It appears that the crime of choice nowadays is the removal of the catalytic converter from certain vehicles while parked on city streets. It is recommended that you park your vehicle inside your garage, if possible. If not, your vehicle service department may be able to install a metal strap to help secure the catalytic converter.

Donovan Court and Foxhall Loop painting project

Flores Painting will be painting all of the buildings on Donovan Court and Foxhall Loop 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 and will post notices prior to beginning the repairs. If you live on Donovan Court or Foxhall Loop and have a request for wood trim/railing/fence repairs, please email to Bill Hubbard by March 10 so that it can be forward to JJC.

Friendly Reminder to all Pet Owners

Please keep your dog on a leash at all times in our community. This is not only in the rules for the association but is also a San Jose city ordinance. Hamilton Place is *not* a dog park. There are several dog parks in the area that you can take your dog off leash. This is for the safety of your dogs, other dogs, and residents and to protect our beautiful landscaping. Please be respectful of our community.

Proposed amendment to the parking rules

Because resident parking is so limited, the Board is proposing an amendment to Rule #3 on the current parking rules in order to more fairly provide parking for all residents. The proposed addition is in bold and italics on the enclosed rules. Please submit any comments on the proposed amendment to Bill Hubbard by no later than March 30, 2022 for the Board's consideration prior to the April Board meeting.

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, 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

1600 Hamilton Place Community Association

Parking Rules And Regulations (March 14, 2017))

1600 Hamilton Place Community Association Parking rules are based upon the provisions for Project Rules, as permitted in the "Codes, Covenants, and Restrictions" of the Association, Article III, "Homeowners Association", and Article IX, "Use of Properties and Restrictions". The rules below are compilations of these provisions and supplemental rules as permitted for parking on the premises.

1. Owners or tenants (hererafter called "Residents") must park their vehicles in their garage, carport, reserved parking space, or an unmarked (hereafter called "OPEN") parking space, in accordance with these rules.
2. Residents are not to park in parking spaces designated "GUEST ONLY".
3. OPEN parking spaces must not be occupied by the same vehicle (Resident or Guest) for more than 24 consecutive hours. No more than one vehicle from a household may be parked in "OPEN" parking at the same time and any vehicle from the same residence cannot park in the same open space on consecutive days.
4. Guests may not use a "GUEST ONLY" marked space for more than three (3) consecutive days or on three (3) separate occasions within an entire seven-day period unless approved by prior arrangement with the Management Company, on behalf of the Board. If a GUEST vehicle is parked in a "GUEST ONLY" marked space on more than three (3) separate occasions within a seven-day period, such vehicle will thereafter be expected to adhere to the parking rules set forth for Residents.
5. Absolutely NO PARKING is permitted in Fire Lanes or along red curbs at any time. All private streets within the 1600 Hamilton Place complex – Ashmeade Court, Greenwich Court, Huxley Court, Donovan Court, and Foxhall Loop -- are considered Fire Lanes and must be kept clear for the passage of emergency vehicles at all times. Vehicles parked in these areas may be towed at the owner's expense without warning. If you need to temporarily park a vehicle behind a garage in order to load or unload items, the vehicle must be attended at all times by a licensed driver.
6. Commercial vehicles over 3/4 ton and all other vehicles such as boats, trailers, or any variety of motor homes, campers, recreational vehicles, or personal items of any sort ARE NOT permitted to park in driveways, on Community streets, Open spaces, or in "GUEST ONLY" marked parking spaces. Exception to this parking restriction is made for attended vehicles for a reasonable period of time, i.e., for loading and unloading, provided that no interference is made to the free movement of emergency vehicles and the vehicles of residents and guests. "Attended" is defined as a licensed driver being present at the vehicle while it is being loaded or unloaded.
7. No repairs of any vehicle shall be undertaken upon the Community streets, or in the carports, Reserved parking spaces, OPEN parking spaces, or in "GUEST ONLY" marked parking spaces. Vehicles dripping oil, gas, or other fluids on the parking areas are prohibited. Damages to parking spaces will be the responsibility of the vehicle owner. Car washing is restricted to the two designated areas located on Greenwich Court and Foxhall Loop.
8. After receiving two warnings for the same violation, vehicles or other equipment parked or stored in violation of these may be subject to tow-away removal or such other action by the Board as it may deem necessary. All costs incurred in the removal of such vehicles and equipment, including, but not limited to, towing and storage expenses and attorney's fees, if applicable, will be charged to the owner of the vehicle or equipment involved.
9. Garage doors should be kept closed except when necessary for movement of motor vehicles, access to items or when occupied.
10. Parking on public streets within the Community will be subject to the City of San Jose parking ordinances.
11. All vehicles parked within the 1600 Hamilton Place Community must display current DMV tags.

If you have a special circumstance that requires an exception to the rules on this page, please contact:

Association Manager Bill Hubbard, at 408-559-1977.

The Association has currently contracted with Robellos Towing (408-295-5121). Any vehicle removed from the Association premises may be retrieved at Robellos Towing. The phone number for Robellos Towing has been posted on the "Parking Restricted" signs at the entrance to all Association private street entrances.