

1600 HAMILTON PLACE COMMUNITY ASSOCIATION
NEWSLETTER
APRIL 2022

Next Board Meeting

The next Board of Directors meeting will take place in the clubhouse at 7PM on Tuesday, April 12, 2022. 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.

Annual Member Voting Results

HOA Election Solutions will be mailing the official results of the annual member voting. Deborah Finkel was elected to a 2-year term.

The Board selected the following officers during the March 8, 2022 Board meeting:

Heath Birkendahl
Deborah Finkel
Brian Finerty
Haris Volos

President
Vice President
Treasurer
Secretary

BOARD VACANCY

There is currently a vacancy on the Board. If you would like to be considered for this position, please either contact Bill Hubbard or attend the next Board meeting.

Foxhall Loop and Donovan Court painting project

Flores Painting will be painting all of the buildings on Foxhall Loop and Donovan Ct tentatively beginning sometime in July. 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 the notices from Jay Johnson Construction (wood repairs) and Flores Painting in preparation for the painting. The paint colors will remain the same. . If you live on Foxhall Loop or Donovan Ct and have a request for wood trim/railing/fence repairs, please email to Bill Hubbard by April 1 so that it can be forward to JJC.

NOTE: PLEASE MAKE SURE ALL VEGITATION IS TRIMMED AWAY FROM THE BUILDINGS AND PATIO FENCES BY JULY1 SO THAT THE PAINTERS HAVE ACCESS TO THOSE SURFACES.

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.

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. Also, it is highly recommended that you have a bird screen installed on your dryer vent to prevent birds from entering the vent duct and building a nest.

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.

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