

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION**  
**NEWSLETTER**  
**JUNE 2022**

**Next Board Meeting**

The next Board of Directors meeting will take place in the clubhouse at 7PM on Tuesday, June 14, 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).

**Fence Maintenance Guidelines**

Please make sure you are in compliance with the following guidelines:

**GUIDELINES FOR PROTECTION OF PATIO FENCES**

In order to help prevent damage to the wood fences in the patio areas, the following guidelines should be followed:

Vines and shrubs shall not come into contact with any of the patio fences.

No trellises or other objects may be attached to the patio fences.

No planters or dirt may come into contact with the patio fences.

No items may be placed on top of the patio fence caps.

Irrigation should be installed in a manner that does not result in irrigation water hitting the building surfaces or patio fences.

There must be enough clearance between the buildings or fences and any shrubs or trees to allow access for any needed maintenance.

**Assessment Autopay Info**

Eliminate the worries of late payments and late fees by arranging to have your monthly assessment fee automatically withdrawn from your checking account by the association's bank! Please contact Bill Hubbard for an application.

**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](http://www.1600hamiltonplace.org).

**Painting of Buildings on Donovan Ct and Foxhall Loop Scheduled**

Flores Painting will be painting the buildings on Donovan Ct and Foxhall Loop beginning sometime in late July or August. Notices will be posted 1 week prior to the start of the work on the individual units. **PLEASE NOTE: all vegetation and personal items MUST be cleared from the buildings and fences prior to the start of the painting. Any costs incurred for delays caused by failure to clear buildings and fences will be billed to the unit owner's assessment account!**

### **Update on Parking Rules**

Please see the draft of proposed parking rules. Note item #3 as the only proposed change in order to increase the time allowed for residents and/or guests to park in an OPEN, unmarked parking space from 24 hours to two calendar days. Feel free to submit any comments to Bill Hubbard.

### **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.

### **HAMILTON PLACE STREET SWEEPING SCHEDULE**

The San Jose Department of Transportation is arranging an enhanced sweeping of Hamilton Place on the 3<sup>rd</sup> Thursday of each month. Please avoid parking on Hamilton Place during business hours on the 3<sup>rd</sup> 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.**

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](mailto: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](http://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 (hereafter 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. **The same OPEN parking space** may not be occupied by the same vehicle (Resident or Guest) on **more than 2 consecutive calendar days**. No more than one vehicle from a household may be parked in "OPEN" parking at the same time.
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.