

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

**Next Board Meeting**

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

**Painting of Buildings on Donovan Ct and Foxhall Loop Scheduled – power washing**

Please note that Flores Painting will be power washing the buildings to remove built up dirt and grime prior to applying the paint beginning sometime in late July or August. Notices will be posted at least 5 days in advance of the work beginning. Painting contractors are exempt from the water usage restrictions in place. However, Flores is aware of the current drought situation and will try to keep the water usage to a minimum and still get the buildings clean enough to proper painting.

**Pet Reminder**

We appreciate our dog owners for picking up after their pets and keeping their pets out of our landscape areas. However, we have still noticed doggie bags in our green waste piles located around the circle in designated areas. This is only for GREEN yard waste, not doggie bags. Please place your doggie bags in the green garbage dumpsters. We appreciate your help on this.

**Recycling Reminder**

Please break down boxes prior to placing them inside the recycling dumpsters and bins.

**Updated Parking Rules**

The Board approved an updated version of the parking rules with Rule #3 now reading:

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.

The updated rules are now posted at the mailbox kiosks.

**Vermin**

This is the time of year when rodents can become a problem as they are seeking food, shelter, and water. The association does not have a rodent prevention program in place and does not budget to address these types of problems. The best method to address rodent problems is through prevention by keeping pet food and water inside your unit and not placing food or water anywhere outside. If you see anyone placing food or water outside in the common area or patios, please report the address to Bill Hubbard.

### **Fire Safety, no charcoal grills on upstairs patios**

A recent fire started by a charcoal grill that destroyed 16 cars in the apartment complex across Hamilton from E-bay should serve as a reminder that not only our insurance policy, but also California State Fire Codes, prohibits charcoal grills on upstairs patios. Propane gas grills are permitted on balconies. Please take note of the nearest fire extinguisher (many are in cases attached to patio fences) and the fire hydrant closest to your unit.

### **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).

### **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)