

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

Next Board Meeting

The next Board of Directors meeting will take place in the clubhouse at 6:30PM on Tuesday, August 9, 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).

Message from the Board regarding Water Usage

DROUGHT. Everything points to California entering into a major drought this year. It is expected that rates will continue to increase and that local governments will impose mandatory cutbacks in usage. In order to be ahead of the curve the Board is asking every resident to focus on cutting back their usage as soon and as much as possible. Everyone needs to cooperate in this effort. If we don't there could be serious consequences to us and our entire community. Please play your part in this effort and cut back usage in your household as much as possible. Thanks in advance for your efforts.

Update from the Landscape Committee

Lewis Tree Service will be trimming our trees in the common area this Fall. If you would like to have your patio trees trimmed and receive a discount, please contact Lewis Tree Service 831-476-1200 by mid-October to schedule an appointment.

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. IN PREPARATION FOR THE PAINTING PROJECT, PLEASE TRIM ALL SHRUBS AND VINES AWAY FROM THE BUILDING AND PATIO FENCES.

Detached Garage Guidelines

Please review the guidelines for using electrical power in detached garages as their wiring does not accommodate excessive power usage such as is needed for charging electric vehicles.

Because the Association (and thus all owners collectively) and not individual owners are responsible for the cost of electricity use in detached garages and, due to the Board's belief that the detached garages were not wired for use of equipment with high energy requirements, the Board is proposing to adopt limits on the use of equipment with high electrical needs in the detached garages. The proposed rule prohibits the use in the detached garages of large appliances such as refrigerators, freezers, washers and dryers, and other heavy electrical devices as may be determined by the Board of Directors of the Association from time to time. As an alternative to relocating such equipment a homeowner could elect, after obtaining the Board's written approval and at the homeowner's sole expense, to have the detached garage in question rewired in such a way that the homeowner would be solely responsible for the metered electricity used and would be solely responsible for any damages resulting from such rewiring and usage. The homeowner would be responsible for indemnifying the Association from any damages suffered as a result of such rewiring and/or usage.

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.

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 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.

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