

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

Next Board Meeting

The next Board of Directors meeting will take place in the clubhouse at 6:30PM on Tuesday, September 13, 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).

Update on AB326 Inspections and Painting of Buildings on Donovan Ct and Foxhall Loop Revised Schedule

CMA is completing the inspections of selected balconies and stairways and will be submitting a report on issues that will need attention. The Board thanks residents for their patience and understanding during the inspection process and will be formulating a plan to address near-term and long-term repair recommendations provided in the report. Once the inspection is completed and the inspection holes are repaired, Flores Painting will commence painting on those buildings affected by the inspections and will be re-posted notices on those buildings.

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.

Roofs, Gutters, and Downspout Cleaning

The roofs, gutters, and downspouts will be cleaned in November. Notices will be posted 5 days prior to the cleaning dates.

Pet Rules Reminders

Please make sure you keep your dogs leashed while out in the common area and properly remove/discard pet waste.

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.

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