1600 HAMILTON PLACE COMMUNITY ASSOCIATION
NEWSLETTER
OCTOBER 2022

Next Board Meeting

The next Board of Directors meeting will take place in the clubhouse at 6:30PM on Tuesday, October 11 13, 2022. More information will be included on the agendas posted on the bulletin board adjacent to the clubhouse entry doors 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

CMA has completed the ab326 required inspections of the selected portion of the balconies and stairways.
Of the balconies and stairways inspected, there were no stairways that were deemed unsafe to use. There were 6 balconies that had one post that needed immediate attention in order to deem those balconies safe, all of which have replaced with a temporary shoring post.

If your balcony was one of the ones inspected (access holes cut into the stucco sides near the drainage scuppers), CMA is now repairing the inspections holes and those balconies, as well as the patios beneath those balconies, are now safe to use.

If your balcony was not inspected, it is still advisable that you not use the balcony or the patio below the balcony until the Board is provided the inspection report and formulate a plan to ensure the safety of the remaining balconies and patios. The association will provide more information once that plan is in place.

The Board thanks all residents for their patience during this process. The mandated inspections were a learning experience for all involved and the knowledge gained will help the Board in the decision-making process regarding needed future repairs and maintenance and the costs associated with the repairs and maintenance.

Ebilling – REDUCE COSTS!

Help reduce association expenses (your assessments!) and save paper as well by signing up to have your monthly assessment statements, newsletters, and other association information such as budgets and audits emailed to you rather than mailed. Please complete and send back the attached application. It can be mailed to CMS or emailed to Bill Hubbard (email address below).

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.

SAVE THE DATE

The association is planning on a community social event in the clubhouse on December 3, 2022. Please mark this date on your calendar. More information to follow in the November newsletter.

Pool Schedule

The Foxhall Loop pool will close in early October. The main pool will close at the end of October. The spa will remain heated.

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.

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