

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

**Next Board Meeting**

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

**Winter Community Party!**

Saturday, Dec. 3<sup>rd</sup> 1-4PM at the clubhouse. There will be beverages, appetizers, prizes, and music. Meet new and old neighbors at a festive atmosphere. Raffle at 3PM; must be present to win and collect prize. We would love to see ALL the residents.

**Balconies and Stairway Inspections Update**

The Board met with CMA to discuss their findings following the inspection of selected balconies and stairways throughout the complex. The preliminary findings indicated that most of the stairways and balconies will need some level of repairs or complete updating at some point over the next several years. A more comprehensive report and proposal will be forthcoming from CMA, the structural engineering firm, and the contractor. In the meantime, CMA reiterated their recommendation that the balconies not be used for safety reasons unless they were one of the balconies already inspected and shored up. More information will be made available once known.

**Holiday Boxes – PLEASE BREAK DOWN!!!!**

Please break down and place your cardboard boxes inside the white recycling bins or blue totes. If you see a bin or tote already filled with boxes, please either wait until the next service day (Tuesday and Fridays) or take your boxes to another trash/recycling corral. The association must hire someone to come and break down and recycle any boxes that are left outside or inside of the corrals, which costs the association (YOU!) money.

**Updated Signs Rules**

The Board recently updated the guidelines for signs. Please direct any comments or suggestions regarding these proposed guidelines to management as the Board will officially approve updated rules for signs during the January Board meeting. Proposed changes in dark italics.

1. The only signs allowed *in the common area adjacent to the entry stairs or gate* will be those offering a home For Sale or For Lease.
2. Signs located in the common area must be standard real estate size.
3. Signs must not be attached to any part of the building or fences.
4. One sign may be placed in a window and one sign may be placed in the common area in front of the unit for sale or lease.
5. Advertising literature, including political posters, will not be allowed to be posted on garages, mailboxes, doors, or any common area portion of the community.

*All other signs or banners must be solely contained within the restricted common area patios and must not be deemed offensive in nature. Political signs can only be displayed between 30 days prior to and 7 days following a scheduled voting day.*

### **Electrical Circuit Breaker Panel Inspection**

The Board recommends that each owner arrange to have their individual circuit breaker box inside their unit inspected by a licensed electrician to make sure it is in compliance with the current building codes, including having a main shut-off so that you can turn off all the power to your unit in case of an emergency.

### **Holiday Decorations**

The Board of Directors would like to remind all residents that exterior holiday decorations/lights are welcome, however please make sure that all decorations are removed by no later than January 30, 2023. The Board thanks you for your cooperation and wishes all residents of 1600 Hamilton Place a very HAPPY HOLIDAY SEASON and HEALTHY NEW YEAR!

Please dispose of your Christmas trees **on Tuesdays** in one of the four Green Team landscaping waste disposal sites along Hamilton Place. **ALL ORNAMENTS AND STANDS MUST BE REMOVED!**

### **Gutter Cleaning**

Weather permitting, Four Seasons Roofing will be completing the first scheduled cleaning of the roofs, gutters, and downspouts during the week of November 14, 2022, with a second cleaning to follow in January, 2023. The cleaning carries a "no clog" warranty until May 1, 2023. If you see that your downspout has become CLOGGED **after** the initial cleaning, please contact the CMS customer service dept during normal business hours **WITH THE EXACT LOCATION OF THE CLOG** and they will arrange for Four Seasons Roofing to address the problem.

### **Update of Rules Enforcement Procedures**

The Board is planning on increasing the level of fines in the Rules Enforcement Procedures from the current \$50 to \$100 for the 1<sup>st</sup> rules violation (after a warning has been issued) and from the current \$100 to \$200 for each repeat of the rules violation after the 1<sup>st</sup> fine is imposed. Please direct any comments or questions, in writing, to manager Bill Hubbard and he will share with the Board during the next meeting.

### **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).

### **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**

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)