

**1600 HAMILTON PLACE COMMUNITY ASSOCIATION
NEWSLETTER
JANUARY 2023**

Next Board Meeting

The next Board of Directors meeting will take place in the clubhouse at 6:30PM on Tuesday, January 10, 2023. 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).

Community Holiday Event

If you haven't heard, the community holiday party was quite a success. Everyone enjoyed the music of the jazz trio "Carlos and Friends" as well as all the appetizers and refreshments. A good time was had by all!! Thank you, Haris Volos and Maryalice Heim, for organizing this event. Special thanks to Mark and Robin Oto and all the people who stayed and cleaned up.



RECYCLING INFORMATION

Please note the new recycling posters in each dumpster area for guidelines on how to correctly recycle. Also, please do not place recyclables in plastic bags which are not acceptable for recycling. **PLEASE BREAK DOWN ALL HOLIDAY BOXES AND PLACE THEM INSIDE THE WHITE RECYCLING BINS OR BLUE TOTES. IF THE TOTES ARE FULL, PLEASE TAKE THEM TO A DUMPSTER CORRAL THAT HAS THE LARGE WHITE RECYCLING BINS.**

2023 Budget

You should have received a copy of the 2023 budget in which you will find your 2023 assessment information in early December. If you did not, please email Bill Hubbard at bhubbard@communitymanagement.com. Include your address in the SUBJECT box of the email.

IMPORTANT: Please note if you have automatic payment of assessments set up through the Association's bank, Heritage Bank of Commerce, **you will no longer need to log onto the website to update your assessment amount.** Heritage Bank now has the capability to update your new monthly assessment.

If you are using an online check paying service, you will need to contact the service prior to January 1, 2023 to adjust the payment amount. **Failure to contact Heritage Bank or your bank with this change may result in the association imposing late fees and interest to your account for the insufficient assessment payments.**

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!**

Neighborhood Watch – Safety Suggestions

There have been recent detached garage break ins on Foxhall and Huxley. You can secure your garage doors by either disconnecting the quick release or securing with a lock. There are examples throughout the complex of what some neighbors have done to prevent break-ins.

Pet Food and Vermin

Please DO NOT leave any pet food or water outside of your unit and these attract vermin such as rats, mice, and raccoons.

Gutter Cleaning

Four Seasons Roofing will be doing a 2nd cleaning of the roofs, gutters, and downspouts in early January, 2023. Notices will be posted by the mailbox kiosks 3-5 days prior to the 2nd cleaning. The cleaning carries a “no clog” warranty until May 1, 2022. 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.

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

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