

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

Next Board Meeting (Follows the Annual Meeting of the Members)

The next Board of Directors meeting will take place in the clubhouse on Tuesday, March 14, 2023, immediately following the conclusion of the 7PM annual meeting. More information will be included on the agenda 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 ANNUAL MEETING AND BOARD MEETINGS).

Swim Season

The main pool will open on April 1, 2023, with the Foxhall Loop pool opening on May 1, 2023.

Friendly Reminder to all Pet Owners

Please keep your dog on a leash at all times in our community. This is not only in the rules for the association but is also a San Jose city ordinance. Hamilton Place is *not* a dog park. There are several dog parks in the area that you can take your dog off leash. This is for the safety of your dogs, other dogs, and residents and to protect our beautiful landscaping. Please be respectful of our community.

Master and Earthquake Insurance Renewal

The master and earthquake insurance packages will renew in late March. Additional information regarding the levels of coverage will be included with the April newsletter. The association may have to borrow funds from the reserves to cover the Also, such a policy provides coverage for any loss assessment by the HOA if the loss is the owner's responsibility. renewal premiums. However, the loan will be repaid to the reserves prior to the end of the year.

Insurance For Your Personal Property

All owners are reminded that they should have an HO6 Condo/Townhome insurance policy to cover their personal property, the inside of their home, liability for themselves and guests which is not covered by the Association.

Since the HOA has a high deductible -\$10,000 for property damage; \$20,000 for water related property damage. Also, such a policy provides coverage for any loss assessment by the HOA if the loss is the owner's responsibility.

HO6 policies are available from any insurance company or insurance agencies at a very nominal cost of a few hundred dollars per year. This is a wise investment to protect your property and personal liability when the need arises.

Daylight Savings on March 12, 2023 Don't Forget These Maintenance Suggestions

Don't forget to replace the batteries in all of your smoke and carbon monoxide detectors! Daylight savings time is also a good time to check the condition of all water supply lines inside your home – to clothes washer, sinks, dishwasher, and toilets. Finally, don't forget to have your dryer vent inspected and cleaned, if necessary!

Gutter Cleaning

Four Seasons Roofing has completed the annual cleaning of the roofs, gutters, and downspouts. 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.

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