

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

**Next Board Meeting**

The next Board of Directors meeting will take place in the clubhouse at 7PM on Tuesday, April 11, 2023. 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.

**Electrical circuit breaker panels**

It is recommended that you have your electrical circuit breaker panel inspected to make sure that it still conforms to current building codes. Any licensed electrician should be able to assist you with the inspection. Any upgrades to the electrical panel or wiring would be a unit owner responsibility. Please obtain any required building permits from the city.

**Security and Los Gatos Creek Trail Concerns**

Please note that the association uses the security patrol primarily for assistance in enforcing parking rules, as well as for a visual deterrent to help prevent crime. However, any concerns about your safety should be directed to the SJPd. If you have concerns about activity involving the Los Gatos creek trail, you may contact the following:

Santa Clara Valley Water District: <https://www.valleywater.org/contact-us>

San Jose Police: <https://www.sjpd.org/>

Dev Davis (city council member): <https://www.sjd6.org/contact/>

**Vent Cleaning**

It is highly recommended that the dryer vent for your home be cleaned ANNUALLY! The Vent Cleaners (1800-793-0333 and Chimney Safe (Tim Koch - [sootbuster@comcast.net](mailto:sootbuster@comcast.net)) are both reputable vent cleaning companies. Chimney Safe also cleans chimneys! If you submit a copy of the vent cleaning invoice to Bill Hubbard, the association will reimburse you \$45 towards the cost of the cleaning. Please allow up to 3 weeks for the check to be issued following receipt of the invoice. Also, it is highly recommended that you have a bird screen installed on your dryer vent to prevent birds from entering the vent duct and building a nest.

**Neighborhood watch**

There has been an uptick in vandalism and break-ins in the San Jose area lately. One of the advantages to living in a condo community is that neighbors can keep an eye out for suspicious activity. Please call 911 anytime you see suspicious activity in the community.

### **Master and Earthquake Insurance Renewal**

The annual insurance disclosure statements are included with this newsletter. Please direct any questions to the brokers for the coverages.

### **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](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)**



**MARY FORMICO BARNARD**  
Insurance and Financial Services Agent  
Mary Barnard Insurance Agency  
2190 STOKES ST STE 201  
SAN JOSE, CA 95128  
Office 408-286-1334  
CA Producer LIC 0544927  
mbarnard@farmersagent.com

**CIVIL CODE 5300 INSURANCE DISCLOSURE REQUIREMENTS  
FOR 1600 HAMILTON PLACE  
3/24/2023 TO 3/24/2024**

**COMPANY: FARMERS INSURANCE EXCHANGE**

<b>BUILDINGS:</b>	<b>\$105,241,300</b>
ORDINANCE OF LAW COVERAGE	
1. Undamaged Portion:	INCLUDED
2. Demolition Cost:	\$ 1,523,400
3. Increased Cost of Construction:	\$10,098,800
ASSOCIATION FEES & EXTRA EXPENSE:	\$100,000
AUTOMATIC INCREASE:	2%
EXTENDED REPLACEMENT COST COVERAGE A-BUILDING	See Premier End.
MECHANICAL BREAKDOWN	INCLUDED
ACCOUNTS RECEIVABLE:	\$ 5,000
VALUABLE PAPERS:	\$ 5,000
EDP EQUIPMENT:	\$ 10,000
OUTDOOR SIGN:	\$ 50,000
OUTDOOR PROPERTY:	\$ 50,000
MONEY AND SECURITIES:	\$ 100,000
SEWER BACKUP	\$ 500,000
LIMITED COVERAGE FOR FUNGI, WET ROT, DRY ROT, & BACTERIA	\$ 15,000
<b>PROPERTY DEDUCTIBLE:</b>	<b>\$ 10,000</b>
<b>WATER DEDUCTIBLE:</b>	<b>\$ 20,000</b>

<b>GENERAL LIABILITY:</b>	
Aggregate Limit for Liability & Medical Expenses:	\$ 2,000,000
Products and Completed Operations Aggregate:	\$ 1,000,000
Each Occurrence Limit for Liability & Medical Expenses	\$ 1,000,000
Personal and Advertising Injury Limit:	Included
Fire Damage Limit:	\$ 75,000
Medical Payments:	\$ 5,000

<b>DIRECTORS AND OFFICERS LIABILITY</b>	
Each Loss:	\$ 1,000,000
Annual Aggregate:	\$ 1,000,000
Deductible:	\$ 1,000



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1600 HAMILTON PLACE

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#### UMBRELLA LIABILITY

COMPANY: GREENWICH INS. CO.  
Each Occurrence Limit:  
Aggregate Limit:  
Retained Limit:

POLICY TERM: 3/24/2023 TO 3/24/2024  
\$15,000,000  
\$15,000,000  
\$ -0-

#### EMPLOYEE DISHONESTY

COMPANY: CONTINENTAL INS. CO.

POLICY TERM: 3/24/2023 TO 3/24/2024

Limit: \$5,250,000  
Deductible: \$25,000

AGENT'S RECOMMENDATION: Made Annually  
RECOMMENDATIONS ACCEPTED: Determined by Board of Directors

DOES COVERAGE EXTEND TO REAL PROPERTY IMPROVEMENTS including Fixtures  
Improvements, Appliances and Alterations that are made part of the structure? YES

DOES THE ASSOCIATION CARRY FLOOD INSURANCE? NO

DOES THE ASSOCIATION CARRY EARTHQUAKE INSURANCE? NOT WITH THIS AGENCY

The summary of the Association's policies of insurance provides only certain information, as required by Section 5300 of the Civil Code and should not be considered a substitute for the complete policy terms and conditions contained in the actual policies of insurance. Any Association member may, upon request and provision of reasonable duplication charges, obtain copies of the policies. Although the Association maintains the policies of insurance specified in this summary, the Association's policies of insurance may not cover your property including personal property or real property improvements around your dwelling. Even if a loss is covered, you may nevertheless be responsible for paying all or a portion of any deductible that applies. Association members should consult with their individual broker or agent for appropriate additional coverage.



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### **SPECIAL ITEMS OF NOTE CONCERNING ASSOCIATION INSURANCE**

The master policy is written with a **blanket building limit** that insures all of the structures under one limit of insurance. It includes coverage for the building that you live in, including all exterior and interior walls - including paint, wallpaper and wall coverings- and all built in cabinets and appliances, plus all built-in floor coverings (carpet, linoleum, tile, hardwood) and all permanent structural changes or upgrades. It does not cover contents and window coverings (i.e. drapes, blinds, window tinting etc)

\*The coverage is **Special Form, Replacement Cost**, including conditional certified acts of terrorism. It excludes earthquake, flood, war liability, terrorism, mold & microorganisms, virus and bacteria, asbestos and silica, lead poisoning and contamination, certain computer related losses, assault and battery, enhanced or multiple damages, conversions, violation of statutes regarding E- mails and is subject to a **\$10,000 Deductible except for \$20,000 Deductible for water losses.**

\*The **master policy also provides common area liability for bodily injury and property damage** to others, for which the Association may be negligent.

\*.It does not cover your contents, personal liability for bodily injury or property damage (inside your unit or originating from you unit,) additional living expenses, or property damage below the \$10,000 deductible/\$20,000 deductible.

To obtain supplementary coverage for your contents, personal liability, loss assessment coverage, and building coverage below the property deductible, and consistent with the C.C. & R S., you need to REVIEW YOUR ASSOCIATION'S C.C. & R'S and contact your insurance agent to request a supplementary policy. If renting your unit out, you need Lessor's risk liability.

**Submitted by Mary Barnard Insurance, license # 0544927**

## **1600 HAMILTON PLACE COMMUNITY ASSOCIATION, INC.**

CIVIL CODE § 5300(b)(9) SUMMARY FORM

<b>A:</b>	<b>EARTHQUAKE: GOTHAM INSURANCE:</b>	<b>03/24/2023 → 03/24/2024</b>
	BUILDING:	\$5,000,000
	BUILDING ORDINANCE A:	INCLUDED
	BUILDING ORDINANCE B&C:	\$5,000,000
	ASSOCIATION DUES & FEES:	\$1,600,000
	DEFINITION OF COVERED PROPERTY:	EXPANDED
	DEDUCTIBLE:	20%

**Have questions about your personal earthquake coverage?**  
**Feel free to call our office at (408) 877-0000**

### **CLIENT SINCE 2015**

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