

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

**Next Board Meeting**

The next Board of Directors meeting will take place in the clubhouse at 7PM on Tuesday, May 23, 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**

As of May 1, 2023, both the main and Foxhall Loop pools will be officially open. Please remember that each resident family may have up to only 4 guests per household and must be accompanied by an adult resident at all times. Please review the enclosed pool/spa rules with all members of your household.

**SB326 Balcony and Stairway Inspection Update**

The report submitted by CMA Consulting indicated potential issues with the support structures of some of the balconies and stairways and is recommending possible reconstruction, in part or entirety, of the balconies and stairways. The Board has hired Jay Johnson Construction to do additional inspections of the balconies and stairways to get a better idea of just how extensive the water damage may be and what repairs may be necessary. Notices will be posted 2-3 weeks prior to the start of the inspections/repairs. Please follow the instructions on the notices to help facilitate the inspections/repairs. **PLEASE DO NOT CONTACT MANAGEMENT FOR A SCHEDULE AS IT WILL BE DEPENDENT ON THE NATURE OF THE DAMAGE AND NEEDED REPAIRS AS THE INSPECTIONS PROGRESS.** This complex wide project could take anywhere from months to years to complete depending on the extent of the repairs needed to be done, as well as the cost to have them done. Your patience is appreciated. It is still recommended that you do not congregate on the balconies until the inspections and needed repairs are done on your unit. Please direct any questions directly to the Board during the open forum of any scheduled Board meeting.

**Detached Garages Safety**

Unfortunately, there were a couple of detached garages recently broken into. It is recommended that you disable the manual release cable since it appears they are accessing the garages through the exterior lock that controls the cable or secure the release cable with a lock on the outside of the garage door. If you drive through the complex, you will see samples of locking devices that can be used.

### **Security Camera Guidelines**

Enclosed you will find a draft of proposed guidelines for the installation of security cameras within the restricted common area patios. Please review and email any comments or suggestions to Bill Hubbard prior to the May 23 Board meeting.

### **Recycling Reminder**

Please break down boxes prior to placing them inside the recycling dumpsters and bins.

### **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).

### **Irrigation System Information**

The landscaping irrigation system is designed to water during the late evenings and early morning hours. Occasionally, there will be a broken sprinkler head or irrigation line in the complex and a leak will occur. Normally, the irrigation timer clock will automatically turn the water off after 15-30 minutes and the problem can be reported to the CMS Customer Service Department during regular business hours. If, however, the water continues to run after 30 minutes, please contact CMS at 408-559-1977 for access to the emergency on-call manager.

Also, it is the association's desire to help owners minimize maintenance needs on their units by eliminating problems with any sprinklers that are spraying onto building surfaces. If you witness such a problem, please report it to management so that the landscaping company can be contacted to make the necessary corrections.

### **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)

## 1600 HAMILTON PLACE COMMUNITY ASSOCIATION

### Pool and Spa Rules

Pool & Spa Hours: 8:00 AM to 10:00 PM

- There is no lifeguard on duty, therefore, persons under the age of 14 must be accompanied and supervised by an adult resident (18 or over) who will assume responsibility for any damage or injury.
- No pets, glassware, bicycles, skateboards, and/or roller skates are allowed in the pool and spa area. Running and horseplay are prohibited.
- No parties, cooking and/or food preparation in the pool and spa areas.
- No smoking anywhere in the common areas of the community, including the pool and spa areas.
- Infants must wear diapers and rubber pants in the pool. Diaper changing in pool area is prohibited; please use restroom.
- No flotation devices, balls, inner tubes and Frisbees allowed. Safety swimming aids for children are allowed.
- Pool and spa use is reserved for 1600 Hamilton Place Community Association owners, tenants, and their invited guests, when accompanied by the legal use owner or tenant.
- 1600 Hamilton Place Community Association Residents are allowed four (4) guests per household. Guests must be accompanied by an adult resident. Guests must abide by all rules, residents will be held responsible for the conduct of their guests.
- Showers are requested to be taken prior to entering the pool or spa. Swim caps are requested for all persons with long hair.
- Any activity creating undue noise, such as yelling or loud radios, is prohibited.
- Pool furniture must remain in pool and spa area. Please return pool furniture to its original (approximate) position and place.
- Entry gate must be closed and locked after entering or leaving the pool or spa area.
- Manufactured swim attire must be worn (no blue jeans, cutoffs, etc.).
- There will be one pool key provided for each lot which will also serve as membership identification. There will be a \$40.00 charge for replacement of lost keys. When selling your unit, Owners are responsible to turn the key over to the new owners.
- Leave the pool and spa areas in clean condition. Remove and properly dispose of all litter.
- Please observe your right to ask any individual or group who is obviously in violation of the rules to cease that activity immediately. You also have the right to ask any individual or group to identify themselves with their pool key.

Adopted 7-13-21

## 1600 HAMILTON PLACE COMMUNITY ASSOCIATION

### VIDEO SURVEILLANCE CAMERA GUIDELINES (DRAFT)

#### Section 1: General

1. Board or Architectural Committee approval is required before installing any video surveillance cameras.
2. The camera or doorbell should be black, brown, or dark gray to match the color scheme of our buildings.
3. All cameras must be battery-powered and wireless, with the only exception being for a video doorbell in place of the current doorbell. See Section 2 for more information about the video doorbell.
4. Cameras cannot be mounted to any wood window or door trim or any stucco surface, with the only exception being the front door wood trim when a video doorbell is not an option. See Sections 2 and 3 below for additional rules.
5. The owner needs to remove the cameras when the building is painted. Any necessary removal or reinstallation of the camera for the association to perform maintenance will be at the owner's expense.
6. The camera or doorbell should be positioned to only record private areas and not common area activity. Exceptions to this guideline may be made on a case-by-case basis at the edge/border of the community.

#### Section 2: Front Entrance Door

1. RING or other similar video doorbell cameras may be installed in place of the current doorbell. Owners may need to update the transformer for the doorbell/address light fixture to accommodate the RING doorbell.
2. The camera or doorbell can be installed on the door frame. These are the only clearly visible cameras allowed. All others cannot be installed on window or patio door frames, and they need to be as inconspicuous as possible. See Section 3 for more details.

#### Section 3: Other Areas

1. Cameras in other areas need to be concealed as much as possible. On the first floor, they need to be positioned below the fence line or within the space between the joints/rafters beneath a second floor's patio (if it exists). For second-floor units, the camera needs to be placed behind the gutters and joints/eaves, as applicable, for maximum concealment.
2. They cannot be installed on window or patio door frames or any stucco surface.