

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

Next Board Meeting

The next Board of Directors meeting will take place in the clubhouse at 7PM on Tuesday, July 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).

Reminder from the Architectural Committee

Anything that changes the appearance of the exterior, modifies, or attaches anything to the building or fences requires board approval. Unauthorized additions or modifications are subject to removal and repair at the homeowner's expense. Be careful when ordering new services (internet, cable, water filters, security systems, etc.) and check whether they will be making any additions/modifications, as you will be responsible for them. Before placing any orders, always submit the "Architecture Approval Request Form" that can be found on the association's website or by emailing our property manager.

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.

Fence Maintenance Guidelines

Please make sure you are in compliance with the following guidelines:

GUIDELINES FOR PROTECTION OF PATIO FENCES

In order to help prevent damage to the wood fences in the patio areas, the following guidelines should be followed:

- Vines and shrubs shall not come into contact with any of the patio fences.
- No trellises or other objects may be attached to the patio fences.
- No planters or dirt may come into contact with the patio fences.
- No items may be placed on top of the patio fence caps.
- Irrigation should be installed in a manner that does not result in irrigation water hitting the building surfaces or patio fences.
- There must be enough clearance between the buildings or fences and any shrubs or trees to allow access for any needed maintenance.

Assessment Autopay Info

Eliminate the worries of late payments and late fees by arranging to have your monthly assessment fee automatically withdrawn from your checking account by the association's bank! Please contact Bill Hubbard for an application.

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.

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.

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