

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

Next Board Meeting

The next Board of Directors meeting will take place in the clubhouse at 7PM on Tuesday, August 8, 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).

Request from the Landscape Committee

Please do not place your patio clippings in the common area. Medallion Landscaping will not pick up. Thank for your attention concerning this matter.

Pet Reminder

We appreciate our dog owners for picking up after their pets and keeping their pets out of our landscape areas. However, we have still noticed doggie bags in our green waste piles located around the circle in designated areas. This is only for GREEN yard waste, not doggie bags. Please place your doggie bags in the green garbage dumpsters. We appreciate your help on this.

Delinquent Assessments Collections Update:

Effective immediately, assessment accounts in arrears will be notified of their status by Allied Trustee Services. Any fees incurred by this notification will be added to the assessment account.

Recycling Reminder

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

Vermin

This is the time of year when rodents can become a problem as they are seeking food, shelter and water. The association does not have a rodent prevention program in place and does not budget to address these types of problems. The best method to address rodent problems is through prevention by keeping pet food and water inside your unit and not placing food or water anywhere outside. If you see anyone placing food or water outside in the common area or patios, please report the address to Bill Hubbard.

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.

Security Camera Guidelines Update

Keeping in mind the suggestions provided by many owners, the Board revised the draft of the proposed security camera guidelines. The revised guidelines are included with this newsletter. The Board plans on formally adopting the guidelines during the August 8, 2023 Board meeting.

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

1600 HAMILTON PLACE COMMUNITY ASSOCIATION

VIDEO SURVEILLANCE CAMERA GUIDELINES

General

1. Board or Architectural Committee approval is required before installing any video surveillance cameras.
2. Any cameras installed before these guidelines with HOA approval will be grandfathered for the lifetime of the original device. Any replacement devices will have to adhere to the guidelines below.
3. No stucco installation, except on the original doorbell opening.
4. 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.
5. Any required camera maintenance and battery charging is the responsibility of the homeowner.
6. If the homeowner decides to remove an installed camera, it is their responsibility to properly patch and paint any holes or damage left behind.
7. The camera should not record the private areas of other homeowners and only record minimal common area activity. Exceptions to this guideline may be made on a case-by-case basis at the edge/border of the community.
8. No wires. The cameras need to be wireless and battery powered.
9. The total cameras allowed are 3 per unit and no more than 1 per patio area. The front door area can also have a video doorbell.

Front Entrance – All

1. A black or nearly black camera preferred, but white is also acceptable. It can be mounted on the wooden horizontal trim on top of the door or on the wooden part of the joints/rafters (if available).
2. A video doorbell is allowed too. Black, nearly black, or white when a black/dark option is not available. A *wired* video doorbell is *only* allowed over the original opening on the wall. The doorbell transformer might need to be upgraded to support the video doorbell.

Front Entrance – Upstairs Units

1. A camera or sensor (black, nearly black, or white) can be installed on the side wall wood trim facing the slope of the staircase.

Patio Areas – Ground Units

1. Limit 1 visible camera per patio
2. On wood trim above either a patio window or the sliding patio door.

Patio Areas – Upstairs Units

1. Limit 1 visible camera per patio
2. Acceptable locations: a visible camera on the wood trim above the balcony door.

Garage Door

1. Only applies to garages with gutters and rafters above the garage door
2. Cameras can be installed as long as they are hidden inside the space between the gutters and the wall, and under the roof. They should *only* be visible by looking up from below when under them.
3. They need to face the ground and only record the immediate area around the door, therefore recording minimal common area activity.