

1600 HAMILTON PLACE COMMUNITY ASSOCIATION
NEWSLETTER
November 2023

Next Board Meeting

The next Board of Directors meeting will take place in the clubhouse at 6:30PM on Tuesday, December 12, 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).

1600 Hamilton Place Winter Community Party Please mark the date - Saturday December 9th, 2023, at the clubhouse 5:00pm – 9:00pm. If you would like to help with the festivities, please bring an appetizer of your choice to share, beverages and music will be provided.

Roofs, Gutters, and Downspout Cleaning

The roofs, gutters, and downspouts cleaning are scheduled to start Monday, November 27th and will take approximately 4-5 days to complete. Notices will be posted at mailbox kiosk and Bulletin board.

Water Usage

As a reminder to all, water is one of the highest expenses for the HOA. Please be mindful when using water and try to conserve. Check your interior plumbing for leaks, check your toilets to ensure they are not continually running. If you see a broken sprinkler, please report it. We all need to work together to help keep costs down as this affects the HOA dues.

Recycling and Garbage Reminder

Please break down boxes prior to placing them inside the recycling dumpsters and bins. If the trash bin is full, please dispose of it at another garbage location.

Recent Break ins

We are aware of recent garage break-ins in our complex and we request that you take action to secure your garages and cars. We have improved and randomized our security service, but it is not enough to stop or identify the thieves. We are unable to offer 24-hour security or cameras for the entire complex, since these options are not effective (we consulted security professionals) at stopping and catching the perpetrators and would require a significant increase in the HOA dues. Therefore, we advise you to do the following to secure your garage doors and cars:

- Remove or disable the emergency release device (vault lock) of your garage door. **This is the most common entry method used by the thieves.**
- Refrain from storing valuable items in your garage. The thieves may target your garage if they see anything that looks valuable or useful.
- Report any unusual activity to the HOA's non-emergency security line or the police.

We also want to remind you that we are all in this together. The thieves have also tried to access adjacent garages through the side wall and attic, so your garage's security also depends on your neighbors' garage security and vice versa.

Video Surveillance Camera Guidelines

Please find attached approved Camera guidelines approved at the August 8th board meeting. These guidelines are effective as of August 8th. All camera installations are to be followed per the newly adopted policy. Please note that Architectural Committee approval is still required.

Update on AB326 Inspections

Balcony work is in the process, working with the engineering drawings and getting permits.

Detached Garage Guidelines

Please review the guidelines for using electrical power in detached garages as their wiring does not accommodate excessive power usage such as is needed for charging electric vehicles.

Because the Association (and thus all owners collectively) and not individual owners are responsible for the cost of electricity use in detached garages and, due to the Board's belief that the detached garages were not wired for use of equipment with high energy requirements, the Board is proposing to adopt limits on the use of equipment with high electrical needs in the detached garages. The proposed rule prohibits the use in the detached garages of large appliances such as refrigerators, freezers, washers and dryers, and other heavy electrical devices as may be determined by the Board of Directors of the Association from time to time. As an alternative to relocating such equipment a homeowner could elect, after obtaining the Board's written approval and at the homeowner's sole expense, to have the detached garage in question rewired in such a way that the homeowner would be solely responsible for the metered electricity used and would be solely responsible for any damages resulting from such rewiring and usage. The homeowner would be responsible for indemnifying the Association from any damages suffered as a result of such rewiring and/or usage.

Reminder from the Board of Directors

Save money and hassle! ANY modification to the appearance of, or attachment to, the building or patio requires HOA approval. Unauthorized changes are subject to removal and repair at the homeowner's expense. When in doubt, please contact the property manager.

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/ Emergency after hours 408-559-1977 press 3 then 0 for the on-call manager

Association Manager: Tammy Dominguez

Email: tdominguez@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

Parking Rules And Regulations (revised 7-11-23)

1600 Hamilton Place Community Association Parking rules are based upon the provisions for Project Rules, as permitted in the “Codes, Covenants, and Restrictions” of the Association, Article III, “Homeowners Association”, and Article IX, “Use of Properties and Restrictions”. The rules below are compilations of these provisions and supplemental rules as permitted for parking on the premises.

1. Owners or tenants (hereafter called “Residents”) must park their vehicles in their garage, carport, reserved parking space, or an unmarked (hereafter called “OPEN”) parking space, in accordance with these rules.
2. Residents are not to park in parking spaces designated "GUEST ONLY".
3. The same OPEN parking space may not be occupied by the same vehicle (Resident or Guest) at any time on more than 2 consecutive calendar days. No more than one vehicle from a household may be parked in “OPEN” parking at the same time.
4. Guests may not use a "GUEST ONLY" marked space for more than three (3) consecutive calendar days or on three (3) separate occasions within an entire seven-day period unless approved by prior arrangement with the Management Company, on behalf of the Board. If a GUEST vehicle is parked in a “GUEST ONLY” marked space on more than three (3) separate occasions within a seven-day period, such vehicle will thereafter be expected to adhere to the parking rules set forth for Residents.
5. Absolutely NO PARKING is permitted in Fire Lanes or along red curbs at any time. All private streets within the 1600 Hamilton Place complex – Ashmeade Court, Greenwich Court, Huxley Court, Donovan Court, and Foxhall Loop -- are considered Fire Lanes and must be kept clear for the passage of emergency vehicles at all times. Vehicles parked in these areas may be towed at the owner's expense without warning. If you need to temporarily park a vehicle behind a garage in order to load or unload items, the vehicle must be attended at all times by a licensed driver.
6. Commercial vehicles over 3/4 ton and all other vehicles such as boats, trailers, or any variety of motor homes, campers, recreational vehicles, or personal items of any sort ARE NOT permitted to park in driveways, on Community streets, Open(Unmarked) spaces, or in “GUEST ONLY” marked parking spaces. Exception to this parking restriction is made for attended vehicles for a reasonable period of time, i.e., for loading and unloading, provided that no interference is made to the free movement of emergency vehicles and the vehicles of residents and guests. "Attended" is defined as a licensed driver being present at the vehicle while it is being loaded or unloaded.
7. No repairs of any vehicle shall be undertaken upon the Community streets, or in the carports, Reserved parking spaces, OPEN parking spaces, or in “GUEST ONLY” marked parking spaces. Vehicles dripping oil, gas, or other fluids on the parking areas are prohibited. Damages to parking spaces will be the responsibility of the vehicle owner. Car washing is restricted to the two designated areas located on Greenwich Court and Foxhall Loop.
8. After receiving two warnings for the same violation, vehicles or other equipment parked or stored in violation of these rules may be subject to tow-away removal or such other action by the Board as it may deem necessary. All costs incurred in the removal of such vehicles and equipment, including, but not limited to, towing and storage expenses and attorney's fees, if applicable, will be charged to the owner of the vehicle or equipment involved or to the member of the association related to the vehicle of equipment involved.
9. Garage doors should be kept closed except when necessary for movement of motor vehicles, access to items or when occupied.
10. Parking on public streets within the Community will be subject to the City of San Jose parking ordinances.
11. All vehicles parked within the 1600 Hamilton Place Community must display current DMV tags.

If you have a special circumstance that requires an exception to the rules on this page, please contact:

Association Manager Tammy Dominguez, at 408-559-1977.

The Association has currently contracted with Robellos Towing (408-295-5121). Any vehicle removed from the Association premises may be retrieved at Robellos Towing. The phone number for Robellos Towing has been posted on the “Parking Restricted” signs at the entrance to all Association private street entrances.