

1600 HAMILTON PLACE COMMUNITY ASSOCIATION
NEWSLETTER
December 2023

Next Board Meeting

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

This Year's Holiday Party was a great success. It was a nice evening reuniting with friends and meeting new friends. Lots of wonderful appetizers and desserts were brought by neighbors to share. Next year we might have to get an extra food table! We would like to thank the Social Committee, Haris Volos and Maryalice Heim, for organizing this event and a special thank you to Mark and Robin Oto for all their hard work, before, during, and after the event. Great Job!



LOOKING FOR VOLUNTEERS TO HELP US CONTROL WATER USAGE AND EXPENSE.

Water is one of the Association's biggest expenses. The biggest factors are levels of usage by residents and in connection with our landscaping and perhaps most importantly leaks in our aging system of water pipes in the complex.

We are looking for a person or team of people who are willing to help the board track water usage through monthly review of water bills which are tied to a number of different meters in the complex (some of which are billed monthly and some of which are billed every other month) in order to monitor changes in usage which may result from over usage by residents, changes in the weather and from leaks which may result from leaks which are often not visible and are detectable only by monitoring the usage, or from changes in the weather or by possible over usage by some residents.

The more quickly we can identify an anomaly in usage the quicker we can correct any problem and save money for the whole Association and all of us members.

If you are detail oriented and good with numbers and spreadsheets you would be perfect for this project and your help would be greatly appreciated.

If you are interested in helping out on this very important project for our Association please contact Tammy Dominguez, our manager at CMS, by phone at 408 559-1977 or by email at tdominguez@communitymanagement.com. Thanks in advance!

Holiday Boxes – PLEASE BREAK DOWN!!!!

Please break down and place your cardboard boxes inside the white recycling bins or blue totes. If you see a bin or tote already filled with boxes, please either wait until the next service day (Tuesday and Fridays) or take

your boxes to another trash/recycling corral. The association must hire someone to come and break down and recycle any boxes that are left outside or inside of the corrals, which costs the association (**YOU!**) money.

Holiday Decorations

The Board of Directors would like to remind all residents that exterior holiday decorations/lights are welcome, however please make sure that all decorations are removed by no later than January 30, 2023. The Board thanks you for your cooperation and wishes all residents of 1600 Hamilton Place a very HAPPY HOLIDAY SEASON and HEALTHY NEW YEAR!

Please dispose of your Christmas trees **on Tuesdays** in one of the four Green Team landscaping waste disposal sites along Hamilton Place. **ALL ORNAMENTS AND STANDS MUST BE REMOVED!**

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