

## 1600 HAMILTON PLACE COMMUNITY ASSOCIATION

### NEWSLETTER

February 2024

#### **Next Board Meeting**

The next Board of Directors meeting will take place in the clubhouse at 6:30PM on Tuesday, March 12, 2024. 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).

#### **2024 Budget**

You should have received a copy of the 2024 budget in which you will find your 2024 assessment information in early December. If you did not, please email Tammy Dominguez at [tdominguez@communitymanagemenbt.com](mailto:tdominguez@communitymanagemenbt.com). Include your address in the SUBJECT box of the email.

**IMPORTANT:** Please note if you have automatic payment of assessments set up through the Association's bank, Heritage Bank of Commerce, **you will no longer need to log onto the website to update your assessment amount.** Heritage Bank now has the capability to update your new monthly assessment.

**Please check your bill to ensure you are paying the correct dollar amount and payments have been updated.**

#### **Daylight Savings on March 10, 2024 Don't Forget These Maintenance Suggestions**

Don't forget to replace the batteries in all of your smoke and carbon monoxide detectors! Daylight savings time is also a good time to check the condition of all water supply lines inside your home – to clothes washer, sinks, dishwasher, and toilets. Finally, don't forget to have your dryer vent inspected and cleaned, if necessary!

#### **Tennis Courts**

As a reminder tennis courts are not to walk dogs. Please keep pets out.

#### **ANNUAL MEETING 2024**

The Annual Meeting of the Membership will be held on June 11, 2024. There are 2 positions on the Board of Directors available. This is your opportunity to get directly involved in the policy making decisions for the Association. If you are interested in running for one of the positions, please fill out the nomination form when received.

#### **Gutter Cleaning**

Four Seasons Roofing has completed the annual cleaning of the roofs, gutters, and downspouts. The cleaning carries a "no clog" warranty until May 1, 2024. If you see that your downspout has become CLOGGED **after** the initial cleaning, please contact the CMS customer service dept during normal business hours WITH THE EXACT LOCATION OF THE CLOG and they will arrange for Four Seasons Roofing to address the problem.

#### **Recent Break ins**

We are aware of more 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.

#### **Update on AB326 Inspections**

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

### **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.

### **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.

### **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.

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

Association Manager: Tammy Dominguez

Email: [tdominguez@communitymanagement.com](mailto: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](http://www.1600HamiltonPlace.org)