

1600 HAMILTON PLACE COMMUNITY ASSOCIATION

NEWSLETTER

MAY 2024

Next Board Meeting

The next Board of Directors meeting will take place in the clubhouse at 6:30PM on Tuesday, June 11, 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).

CINC NEW MANAGEMENT SOFTWARE

IMPORTANT – Automatic Payments Through Heritage Bank will be Discontinued May 28, 2024

Automatic payments through Heritage Bank will be discontinued May 28, 2024.

Community Management Services is transitioning to a partnership with CINC Systems, LLC to provide your community's payment processing, banking, and web services. To set up automatic recurring payments please go to our new website at <https://cms.cincwebaxis.com> on or after June 1, 2024. This website has been specifically designed to allow you the convenience of making your payments online and accessing your account information. On your first visit to the website, you will need to register. Simply click on the "Register" button and complete the information required. Once your registration request is reviewed and validated by Community Management Services, you will receive an email with a link to set your password. You can then log in with your email address and new password to make payments and access information about your community. Click the Pay Assessments Link. On the Pay Assessments page, you can choose to set up your recurring payments for e-check or credit card by clicking on the New Recurring E-check or New Recurring Credit Card link.

Please check for the electronic delivery box when registering. This will save money and time and receive communication by email.

Please do not hesitate to contact our office if you have any questions regarding the transition to our new software.

Water Usage

Our water usage and costs have been going up. We are asking the community to do their best in conserving water. ***Future increases could affect our monthly assessments.*** We are all in this together.

Swim Season

The pools are now open, please follow the pool rules.

Security and Los Gatos Creek Trail Concerns

Please note that the association uses the security patrol primarily for assistance in enforcing parking rules, as well as for a visual deterrent to help prevent crime. However, any concerns about your safety should be directed to the SJPD. If you have concerns about activity involving the Los Gatos creek trail, you may contact the following:

Santa Clara Valley Water

District: <https://www.valleywater.org/contact-us>

San Jose Police: <https://www.sjpd.org/>

Dev Davis (city council member): <https://www.sjd6.org/contact/>

Garage Break in Repairs

Please be aware going forward that the HOA will not be paying for damage to sheet rock in garages from break ins. This is a homeowner's responsibility, and the board has given many tips and notifications on how to avoid these break-ins, as stated in the notes below.

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.**



Join us!

**Hamilton Place
Neighborhood Picnic**

Saturday, July 27th – 5:00 to 8:00 PM
On the BIG lawn at the entrance to Huxley Ct

- Bring a dish to share, your own beverages, plates, cups, utensils, chairs or a picnic blanket.
- Live music by The Ghosts of Bluegrass.
- Please, no dogs allowed at this event.

Questions?
Maryalice Heim : maryaliceheim@hotmail.com
Leesa Lovelace : leesa.lovelace@gmail.com
Beth Keifer : Keiferbeth@yahoo.com

- 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 has adopted limits on the use of equipment with high electrical needs in the detached garages. The 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.

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