

## 1600 HAMILTON PLACE COMMUNITY ASSOCIATION

### NEWSLETTER November 2024

#### **Next Board Meeting**

The next Board of Directors meeting will take place in the clubhouse at 6:30PM on Tuesday, December 10, 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 Concrete and Re-Striping Carport Striping**

Pacific Surfacing, LLC. will be taking care of community wide concrete trip hazards December 11<sup>th</sup> – 13<sup>th</sup> and Carport re-striping on December 16<sup>th</sup> – 18<sup>th</sup>.

**Winter Community Party** Please mark the date - Saturday December 7th, 2024, at the clubhouse 5:00pm – 9:00pm. We welcome appetizers and/or desserts to share, beverages and music will be provided.

#### **Scout Troop/Food Drive**

A big thank you goes out to the residents of 1600 Hamilton Place who supported the Campbell Conquers scout troop's food drive. A total of 205 cans and 107 dry package goods were donated, plus 3 bags of personal care items for the Battered Women's Shelter and 2 bags of sundries for the men's shelter. Monetary donations were used to purchase gift cards for families to purchase perishable food items. Thanks to your generosity four families received Thanksgiving food baskets this year. The remainder of the food was donated to Second Harvest Food Bank in San Jose. Thanks for your support!

#### **2025 Budget**

You should have received or will be receiving a copy of the 2025 budget with assessment information. If you do not receive by end of November, please email Tammy Dominguez at [tdominguez@communitymanagement.com](mailto:tdominguez@communitymanagement.com). Include your address in the SUBJECT box of the email. Please see the new dues for 2025:

**Plan A - \$606.90   Plan B - \$631.27   Plan C - \$666.63   Plan D - \$694.22   Plan E - \$686.19   Plan F - \$615.20**

**If you are using an online check paying service, you will need to contact the service prior to January 1, 2025 to adjust the payment amount. Failure to update your bank with this change may result in the association imposing late fees and interest to your account for the insufficient assessment payments.**

#### **Parking Rules**

The revised parking rules for our community have been posted by each mailbox. Any questions should be directed to Community Management.

#### **Roofs, Gutters, and Downspout Cleaning**

The roofs, gutters, and downspouts will be cleaned in November. Notices will be posted 5 days prior to the cleaning dates.

#### **CINC NEW MANAGEMENT SOFTWARE**

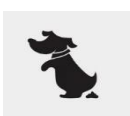
**IMPORTANT – All homeowners have not signed up or reset up their automatic payments. Automatic Payments Through Heritage Bank were cancelled in May. Please register and set up auto payments.**

Community Management Services has transitioned to 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>. 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 ask your manager to assist with transition to our new software.

#### **Patio Tree/Landscape Maintenance**

Management had sent out letters out to homeowners that needed to have trees and plants that needed trimming. Management will be checking to ensure all trimming has been completed. All trees and bushes need to be trimmed away from fence and building.

#### **Pets**



When walking your dog, please curb your dog's away from all landscaping and Ballard lights. It costs us all to have these replaced due to dogs urinating on them. Bag all animal waste before tossing it in your garbage cart. Animal waste should not be put out with yard trimmings. Thank you for your cooperation.

### **Tennis Court Etiquette**

Tennis courts are only for the use of tennis players. Dogs and Children are not allowed on the Courts. They are not playgrounds. Tennis courts were just resurfaced, and it is appreciated that we all respect this rule.

### **Update on AB326 Inspections**

Balcony work has begun in some areas. Please read and follow the posted signs.

### **Parking Rules**

Please follow the parking rules to avoid not be towed:

- Residents are not to park in parking spaces designated "GUEST ONLY".
- 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.
- 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.

### **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/>

### **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](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  
dallion Landscaping at 408-782-7500.

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**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)**  
**Security Office: 408-371-1715 1600 Hamilton Website: [www.1600HamiltonPlace.org](http://www.1600HamiltonPlace.org)**