

1600 HAMILTON PLACE COMMUNITY ASSOCIATION

NEWSLETTER December 2024

Next Board Meeting

The next Board of Directors meeting will take place in the clubhouse at 6:30PM on Tuesday, January 14, 2025. 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).



Holiday Party

This year's holiday party was a lovely way to celebrate the season with neighbors. We enjoyed catching up with old friends and welcoming new ones while sharing delicious appetizers and desserts. A special thanks to our Social Committee, Maryalice Heim and Haris Volos, for organizing the festivities, and to Mark and Robin Oto, and Tom and June, for their hard work ensuring the event ran smoothly.

Update on AB326 Inspections

The prototype balcony permit has been approved. We are working on the master permit approval. Work has begun in some areas, please follow posted notices.

Broadband Upgrade News

In November, the HOA approved AT&T's plan to upgrade our broadband infrastructure by installing fiber to each building's utility closets. Using G.fast fiber-to-coax technology, AT&T will utilize existing coaxial cables, also used by Comcast Xfinity, to deliver speeds up to 1 Gbps to each unit.

The project is expected to be completed by late 2025, allowing time for surveying, planning, and permits. Fiber cables will be installed in all buildings, with equipment housed in utility closets. A short 10-day construction period will occur on Foxhall and Huxley Courts to install underground conduits. Residents will receive updates via community postings.

Comcast Xfinity customers will not be affected. However, current AT&T customers will need to transition to the new system.

AT&T will contact these customers directly to manage the transition and provide information to interested residents.

This upgrade will offer more internet service options. The HOA does not endorse or recommend any specific provider.

Landscape

Please do not trim any plants in the common area. If you want to request something to be trimmed, please contact Community Management. The common area is maintained by Medallion Landscaping and the landscaping committee works with Medallion to maintain and improve common areas.

Thank you for your cooperation.

2025 Budget

You should have received your 2025 budget with assessment information. If you do not receive, please email Tammy Dominguez at tdominguez@communitymanagemenbt.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. Also if you put in a dollar amount when setting up auto payments you will need to adjust to new amount. It will not automatically do so. If you check the box that say pay assessment balance owing on statement you do not need to make changes.

Car Break Ins

There have been recent car break ins and window glass breaking of cars. Please do not leave anything valuable in cars. Please park cars in the garage. Report any theft to the police.

Parking Rules

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

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.

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.

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.

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
Security Office: 408-371-1715 1600 Hamilton Website: www.1600HamiltonPlace.org