

1600 HAMILTON PLACE COMMUNITY ASSOCIATION

NEWSLETTER

February 2025

Next Board Meeting

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

Update on SB326

The prototype balcony is ready for a flood test. After the test, it will be ready for the next city inspection. We hope the master permit will be issued in less than three weeks. Based on this timeline, we plan to have the other two balconies at Greenwich Ct ready for flood testing and inspection. Coordinating multiple flood tests and inspections at the same time is more cost-effective.

Since this is the first set of balconies to be fully repaired—and the process is being verified by our architect and city inspections—we are taking measured steps. The approximate timeline is 2–3 months until the stucco can be restored, followed by another 1–2 months to complete the railing improvements. Once the Greenwich Ct balconies are ready for inspection, work will continue on the balconies within the circle. Pending work in Ashmeade Ct will proceed in parallel as scheduling permits.

We are also investigating options for inspecting all remaining units with balconies and stairs to provide a complete picture and plan. Once the pending balcony repairs are completed, we will address the pending stairs in Foxhall Loop (the master permit will allow us to proceed with those as well). It is important to note that it will take at least 4–5 years to repair all the balconies and stairs that require it and/or to implement the necessary improvements (needed by all) to scuppers, railings, and inspection ports. The expected timeline is to allow us to complete the work properly and reduce the impact to our reserve funds.

Important Notice Regarding Electrical Panels

Insurance companies are refusing to insure or are significantly increasing insurance rates for properties with electrical panels from Federal Pacific and certain other brands. If your unit has a Federal Pacific electrical panel, it must be replaced by a licensed electrician with a permit. We are working to get more details and negotiate a group rate for the replacement work. Stay tuned for more information.

Maintenance notice

Remember to periodically clean your bathroom fans of dust or lint. If they get clogged, they become a fire hazard due to the fan motor overheating. Also, it is recommended to have a licensed professional to assess their condition from time to time.

Entrance Doors: Important Information

Most (if not all) our community's original entrance doors have an uncommon backset measurement (the distance from door edge to handle center) that differs from today's standard backsets. This makes finding replacement locks and parts challenging. If you choose to replace your door, an architectural approval request is required. Unapproved door designs or hardware will require replacement at the homeowner's expense.

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.

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.

IMPORTANT: MASTER INSURANCE POLICY INFORMATION

The association's master insurance renews on March 24, 2025. Please note that, since the premiums are paid all at one time and not financed over 12 months at an additional expense, the association typically borrows a portion of the renewal amount, which is an operating expense, from the reserves and then pays the reserves back by the end of the fiscal year.

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.

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