

1600 Hamilton Place

COMMUNITY ASSOCIATION NEWSLETTER

MARCH
2025

NEXT BOARD MEETING

Date: April 8, 2025

Time: 6:30PM

Location: Clubhouse

For owners of record only. The agenda will be posted next to the clubhouse entry door and by the mailboxes four days prior to the meeting

BOARD OF DIRECTORS

President: Haris Volos

Vice President: Deborah Finkel

Treasurer: Brian Finerty

Secretary: Vacant

Director: Bob Newman

MANAGEMENT

Association Manager

Tammy Dominguez

[tdominguez](mailto:tdominguez@communitymanagement.com)

@communitymanagement.com

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 SECURITY OFFICE

Voicemail: 408-371-1715

For emergencies, call 911

ASSOCIATION 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

SB326 Update

All three balconies currently undergoing repairs in Greenwich Ct have leaks, and their waterproofing must be repaired or redone. Completion is anticipated around May. After that, the remainder of the repair and inspection process can resume.

By the next update, the initial phase of repairs for the exposed balconies in Donovan Ct and Huxley Ct should be completed. This phase has already passed inspection on the prototype balcony. We are also awaiting permits for these repairs, which we expect to receive shortly. The city requested additional details regarding the master permit, and our licensed architect is preparing a response. Assuming no further issues arise, the master permit should be issued by the end of April.

Additionally, we discussed an inspection plan with our architect, structural engineer, and contractor, and aim to finalize this plan within the next few weeks.

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 close to finalizing the details about a group rate, and depending on the timing of receiving and evaluating information, you will receive an update around the April/May timeframe.

Volunteers Needed

Seeking homeowners with organizational/project management skills or electrical expertise for upcoming project. Join us at a board meeting or contact Tammy Dominguez @ tdominguez@communitymanagement.com.

Save The Date

Summer Social July 19th.

Pets

Please DO NOT place your doggie bags in the green waste piles along the curb.

They need to be discarded in the green dumpsters. This has been an ongoing problem and seems to be getting worse. Please be respectful of our community.



Gutter Cleaning

The second gutter cleaning is scheduled for the week of March 17th weather permitting.

Once 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.

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.

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

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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.