



1600 Hamilton Place

COMMUNITY ASSOCIATION NEWSLETTER

APRIL
2025

NEXT BOARD MEETING

Date: May 13, 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](mailto:tdominguez@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

Note on SB326 Work

We understand that balcony and stair repairs are a significant concern for our homeowners, and we recognize your frustration with the pace of progress. Please be assured that the Board of Directors (BOD) shares these concerns and frustrations. To address this, the BOD is actively exploring options to streamline the process. We have identified a project manager candidate with extensive experience in construction who can help optimize our operations and provide detailed, timely updates to both the BOD and the homeowners, particularly those with ongoing work in their units.

In short, the primary reason for the slow progress is navigating the City of San Jose (CSJ) permit process. Every step and action (such as payment of fees) puts our application back to the queue and CSJ takes about 3 weeks to process the queue, as a result, responses to our architect and structural engineers typically take at least three weeks. We received our first permit in late December of last year and anticipate receiving additional permits soon, with the master permit expected in the coming weeks, all contingent on the CSJ's processing timeline.

Despite these challenges, we have made steady progress since January, particularly with the framing repairs, which are at least 75% complete on six out of eight balconies. We are now moving forward with waterproofing repairs. To allow the new project manager, should they be brought on board, to implement their plan effectively, we may temporarily adjust the pace of the work.

All balconies and stairs have been visually inspected, and 30 balconies and 14 stairs underwent destructive testing (DT) by CMA Consulting. These inspections fulfill the requirements of California Senate Bill 326 (SB326). Our engineering team also performed DT on some balconies and stairs that did not initially undergo this type of testing. Any balconies and stairs with identified issues have been temporarily reinforced pending permanent repairs, and they are inspected periodically by our engineering team. That said, if you notice or suspect any weakness in your stair landing or balcony, please notify the property manager.

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, Zinsco, Sylvania, or GTE-Sylvania. The HOA signed a contract with Willow Glen Electric to replace affected meter banks and meter panels at the utility closets, which fall under the HOA's responsibility. Expect to see related construction activity in the coming months to a year due to long meter bank equipment lead times. If your unit has an electrical panel from one of the brands listed, it must be replaced by a licensed electrician with a permit, and the owner is responsible for the replacement and its cost. A separate mailing was sent directly to you with more details and a discounted group rate from Willow Glen Electric. Please contact the property manager if you didn't receive it.

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.

Clubhouse

Cleaning supplies and mop are now available in the Clubhouse for use to clean up after parties and events. Vacuum cleaner is stored in the sliding door closet.
Thank for keeping our Club House clean so we can all enjoy it.



AT&T Fiber Upgrade

Due to work in utility closets for replacing meter banks, the AT&T fiber upgrade was put on hold except for Ashmeade Court, which doesn't need any meter banks to be replaced. Work will resume in the other areas as soon as the meter bank replacements are completed at each court/loop.

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.

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

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.

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