

Contempo News

Contempo Homeowners Association

Union City, California

Happy 2017 Contempo!

The Contempo Homeowner Association wishes everyone a prosperous New Year. As we transition from 2016 to 2017, Contempo is slowly showing signs of improvement. The Board of Directors is working much more effectively, we have strong management and financial teams and several projects are already underway. The BOD hopes that 2017 will be a productive year, laying a foundation that will set Contempo on the right track for the future.

That being said, there is a LOT to do this year. With insufficient funds and many major projects outstanding, the BOD has made exterior painting and the T1-11 siding replacement at Comet Circle priorities for 2017. Painting and dry rot repair will begin at Asimuth Circle and proceed as funding allows. The BOD hopes to have the entire community painted over the next two years. Timing is dependent on the amount of dry rot uncovered and the cost of the repairs. Expect a site-wide color change as part of this project. The T1-11 siding replacement still outstanding on Comet Circle is the other focus for the year. A scope of work is being created and work is expected to start this summer, weather permitting. Side projects will include playground replacements at several of the remaining playgrounds and increased CC&R enforcement including illegal parking, improperly installed satellite dishes, gardens in the common areas, illegal dumping and failure to properly store personal property (ex. garbage cans). Failure to adhere to community guidelines can result in warnings, fines and reimbursement of damages. These rules are in place for the benefit of the entire community, please abide by them.

Remember, Contempo is only as strong as its community. The BOD is made up of nine, unpaid volunteers. Nine volunteers cannot tackle all of Contempo's issues at once. Homeowner input is essential for the long-term success of Contempo. Please take an active role by joining a Contempo committee, participating in meetings and sharing your concerns, desires or observations with the HOA Office or at www.contempo-hoa.org via the Contact Us form.

UPCOMING MEETINGS

BOD Meetings:

All meetings are held in Cabana 2 and start at 7pm. Each meeting starts with homeowner open forum for comments and questions from the membership.

January 26, February 23, March 23

Contempo NWG Events

Contempo Neighborhood Watch Meeting:

January 16 – Cabana 2 at 7 pm

NWG's Quarterly Planning Meeting

Contact rebuildcontempo@gmail.com for more info.

CHRISTMAS TREE RECYCLING

The holidays have come and gone. Now what to do with your Christmas tree?

Recycle your tree by taking your natural, non-decorated, non-flocked trees to Tri-CED at 33377 Western Avenue Tuesdays – Saturdays, between 9am and 4:30pm from January 3rd to 31st, 2017. Or place curbside with your regular trash pickup. Trees over 5' should be cut in half.



Important Contacts

Contempo Office:

(510) 489-4440 or www.contempo-hoa.org

Patricia Arnold – Community Association
Manager & After Hour Emergencies:

(925) 381-0885

Dues - Condominium Financial

Management (CFM) Office:

(925) 566-6800

Free bulky pickup:

(510) 657-3500

UCPD Non-Emergency:

(510) 471-1365

UCPD Traffic Unit (to report cars parked 3
or more days): **(510) 675-5221**

Water Violations: **(510) 668-4201**

All Day Towing: **510-471-2500**

WATER CONSERVATION – **A NEW WAY OF LIFE**

Despite the recent rains, 75% of California is still affected by drought conditions. Climate change is making drought conditions the norm for the foreseeable future and the state encourages water conservation to become part of a new way of life for Californians.

Please do your part to help Contempo conserve water. Contempo's water conservation efforts will continue with permanent bans on wasteful water practices such as hosing driveways and excessively watering plants. Cars are NOT to be washed on Contempo property - please take your vehicle to a car wash that recycles water. Failure to adhere to these policies can result in warnings and/or fines.

We can all do our part to protect this precious resource. Take shorter showers, turn off water while brushing teeth, capture dish water to water personal plants, run only full loads of laundry, replace leaking fixtures within your home, upgrade to low flush toilets and report broken or leaking outdoor pipes and sprinklers to the HOA immediately.

Additionally, Contempo's sprinklers have been turned off for the rainy season. If you notice active sprinklers over the next couple months, please report them to Ronald Parker at the HOA office or by using the Contact Us form at www.Contempo-HOA.org.

Water is not "free" in Contempo. The Association has budgeted over \$510,000 for water expenses in 2017. That money comes out of our dues – the more money we spend on water, the less we have for outstanding projects and common area enhancements.

Help the environment, help Contempo and help California by reducing home water use.

HOME MAINTENANCE TIPS – **DRYER VENTS, WATER HEATERS AND MORE**

Although Contempo is responsible for maintaining the roof, trim, siding and exterior paint of each unit, as a homeowner, you are responsible for maintaining items including dryer vents, washing machine hoses, water heaters, windows and balconies. Contact a professional with questions or for service of any of the items below.

The HOA has received several requests over the last few months regarding dryer vent cleaning. Dryer vent cleaning and repair is the responsibility of the homeowner. As suggested in the Contempo Homeowner's Manual aka "Greenbook", dryer vents should be cleaned periodically to prevent lint build up. Lint build up will not only shorten the life expectancy of a dryer but it can also create a fire hazard. The dryer vents in Contempo have a tendency to be long and incline, so you may want to consult a professional for this service. During this inspection, it is recommended to check your water hoses on the washing machine. A burst hose can result in flooding and water damage.

To maximize the life of your water heater, flush the tank once a year. Water flowing from the unit will be hot, so be careful not to burn yourself or plants.

Windows should be kept in good working order. Broken glass, leaks and damaged screens are the responsibility of the homeowner.

Balconies should be inspected yearly for signs of failure. Be sure to enlist a professional for this service.

Please note, exterior changes to your unit like window and balcony replacement require approval by the Architectural Control Committee (ACC) prior to implementation of the project. Contact the HOA office for more information.

INTERNAL DISPUTE RESOLUTION (IDR)

AKA MEET AND CONFERS

If you have a dispute with the Association, the BOD will likely advise you to request an IDR. IDRs are held the second Thursday of each month as needed. An IDR consists of a closed meeting between a homeowner(s) and a representative(s) of the BOD. These meetings are closed to the public to respect the privacy of the homeowner(s). An IDR is intended to facilitate conversation between the homeowner and BOD with the intention of reaching a mutually acceptable outcome for the dispute and avoid litigation.

To initiate an IDR, the homeowner must request an IDR with the BOD in writing. The BOD cannot refuse a request for an IDR and the IDR will be scheduled at the next available meeting. Homeowners are encouraged to bring any documentation, witnesses or evidence regarding the incident to the meeting. Lawyers can be present but you have to inform the Association of your intent to have legal representation present in advance.

For more information, visit <http://www.davis-stirling.com> and select Dispute Resolution from the index on the left side of the page.

PAINT SCHEME IDEAS

As mentioned above, Contempo is considering implementing a new color scheme when exterior painting begins. Have you noticed communities with a paint scheme that you like? If so, please submit photos via the Contact Us form at www.Contempo-HOA.org. Although final decisions rest with the BOD, input from the community is encouraged.

BALCONY REPAIRS

Homeowners with balconies should have their balconies inspected and repaired in advance of the exterior building painting projected to start in early 2017. Please contact the office for more information.