

Contempo News

Contempo Homeowners Association

Union City, California

PACKAGE THEFT

Package theft has become an ongoing problem in Contempo. Mail and package theft is a crime of opportunity, so by working together we can make Contempo an unattractive target for thieves.

Here are some suggestions from neighbors and the UCPD to prevent package theft:

- Install surveillance like video camera(s) or RING at your home so you know when packages are delivered and who is approaching your home.
- Only ship packages to your unit if you are home. Otherwise, reroute to a trusted friend/relative or to your work.
- Sign up for delivery notification alerts from the mail courier (USPS, FedEx, Amazon, etc.) and track your packages.
- Request a signature confirmation.
- Don't leave packages outside for long periods of time.
- Get to know your neighbors and look out for one another.
- Report suspicious people to UCPD, especially those following mail couriers.
- **Report any suspected theft immediately to UCPD at 510-642-6760 (any time of the day).**

"CONTACT US" STATUS UPDATES

In recent months Contempo's website has gone through a significant transformation. The BOD has worked hard to provide a means of reliable and informative communication with the community. Residents can make Cabana 2 reservations, download copies of our By Laws and CC&Rs, get a copy of the "Green Book" (Contempo's Homeowners Manual) and view updates on the pending lawsuit. Another important feature is the "Contact Us" tab on the website.

Via the "Contact Us" section, residents can report issues throughout the community including light outages, dumped garbage, leaks and other issues. Once a submission is made, an email is then sent to each BOD member and the Contempo Office management team. This new feature enables a greater degree of accountability by tracking each submission and the response(s) from the office management team.

Did you know you can check the status of your requests on the website?

On the "Contact Us" page, click on the drop down menu to "Submission Status" and enter the reference number you were provided when you first submitted your comment or request. Scroll down to find your entry and look in the "progress" column to see the updated status. Click on the "magnifying glass" for a closer view. Please note that emails will not be generated when a request is updated so it is recommended to check back at the "Contact Us" page for up to date information. Alternatively, contact the Office for an update on your submission.

UPCOMING MEETINGS

BOD Meetings:

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

February 23rd

March 23rd

April 27th

Don't FORGET!



The 2016 Special Assessment was due December 31st. Avoid late fees - pay promptly.

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**

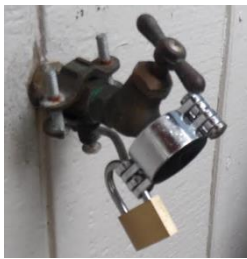
BACKFLOW HAZARDS AT HOME – HEALTH AND SAFETY

Water safety is a concern for a lot of us, especially in light of recent findings in Flint, Michigan. Each year, Alameda County Water District (ACWD) releases information about the quality of our drinking water. Although ACWD’s water falls well within water quality standards (full report here <http://www.acwd.org/index.aspx?nid=156>), did you know that you can inadvertently introduce contaminants into your home’s water supply?

Please read the following important article on backflow hazards from ACWD’s website at the following link <http://www.acwd.org/index.aspx?NID=105>. Highlights have been quoted below for easy reference.

*“How many times have you put a garden hose in a bucket of soapy water to wash the car? Or sprayed insecticide with a garden hose sprayer? Or attached a hand spray attachment to the kitchen faucet to wash your hair or the dog? **These seemingly harmless actions create cross connections that could endanger the health and safety of you, your family and your neighbors.***

The danger comes when the hose comes in contact with a harmful substance. If the pressure in the water main drops while the hose is submerged in contaminated water, then the water (and whatever is in it) could be sucked back into your pipes and the drinking water supply. Water pressure drops are not uncommon. They can occur when hydrants are opened to fight fires or during repairs to a broken water main. Fortunately, keeping your water safe from these contaminants is easy, as illustrated in this diagram.”



The advice from ACWD is to install a backflow prevention device on the hose bibs in the front yard as well as in the patio to prevent backflow into the home. **Please note, the exterior hose bibs located at the front entrance and patio belong to the homeowner, not the HOA. Updating and maintaining the hose bibs is the homeowner responsibility.** Another option for your exterior hose bibs is to install a padlock hose lock if you are concerned about damage or vandalism. Backflow devices and padlock hose locks cost as little at \$8 at nearby hardware stores. **Please pass the information around your neighborhood since the water lines are interconnected.**

GET INVOLVED!

Are you interested in helping Contempo? Consider joining the Board of Directors and take an active role in the decisions being made regarding vendor selection, Contempo policy and project prioritization. There are currently vacancies on the BOD. If you are interested, please use the “Contact Us” form at www.Contempo-HOA.org to express interest and submit an application.

If you don’t have the time to join the BOD, consider joining a committee. Committees help influence the actions of the BOD by gathering information, making policy recommendations and representing Contempo at large. Potential committees include Parking (addition of new spaces and policy enforcement), Beautification (landscaping and property improvements), Community Improvement (crime awareness and prevention), Architectural Control (exterior improvements) and Community Outreach (planning block parties or neighborhood clean-ups).

If you have an idea for a new committee or would like to join one of the committees listed above, please contact the HOA Office for details.

REPORT LEAKS ASAP

Report leaks to the HOA Office immediately!

Please document any water leak from roofs, vents, windows or gutters with photos. Provide the location, detailed descriptions of water stains or damages and when the leak was first noticed. Contact the office directly or at www.Contempo-HOA.org.

Help Contempo protect your home from damage associated with leaks and rain.

PAINT SCHEMES

Do you have suggestions for updating Contempo’s paint scheme? If so, please submit your suggestions as soon as possible. The BOD will need to make a decision for paint color and pattern shortly to begin the painting project in a timely manner.

As mentioned in the previous newsletter, submit photos of communities or houses with a suitable paint scheme to the “Contact Us” form at www.Contempo-HOA.org. The final decision rests with the BOD but input from the community is encouraged.