

Contempo News

Contempo Homeowners Association

Union City, California

PLAYGROUND SAFETY

As the BOD is busily updating Contempo's playgrounds to improve safety and beautify the common areas, please remember that adult supervision is required at the playgrounds at all times. Young children often cannot judge distances well and older kids push boundaries, so it is important that adults keep kids in check. Adult supervision helps to prevent injury by encouraging kids to use the equipment as it is intended, reducing roughhousing and ensuring that first aid and help are called promptly if an injury occurs.

Teach children proper playground etiquette to help improve playground safety and reduce accidents.

These following suggestions are from www.kidshealth.org. Please visit the website for more information.



- Never roughhouse or push while using slides, jungle gyms, swings or other equipment.
- Use all equipment properly – slide feet first, don't stand on swings, don't stand too close to slide exits, etc.
- Check to make sure other children are not in the way before jumping off equipment and land with both knees slightly bent.
- Leave bikes, backpacks and other items outside of the playground to prevent trips and reduce hazards.
- Never use wet equipment as this increases slip and fall risks.
- Be cautious using playground equipment on hot days, as it can become uncomfortably or dangerously hot – contact burns can occur within seconds.
- Do not wear clothing with drawstrings or cords as these can catch and create a choking hazard – this includes bike helmets.

Remember, these playgrounds belong to all of Contempo. Do your part to keep them safe and clean by removing trash, discouraging graffiti and vandalism, informing police of suspicious activity and using the equipment properly.

BALCONY MAINTENANCE AND REPLACEMENT

Balconies are a homeowner's responsibility – including inspection, repair and replacement. The HOA is only responsible for painting. With Contempo planning to start the painting project in 2017, all balcony owners are being asked to inspect their balconies and perform any necessary repairs or replacement prior to scheduled painting.

It is highly recommended that annual balcony inspections and necessary repairs be performed by licensed professionals to ensure balcony safety. Please note, although repairs are the homeowner's responsibility, any repairs / exterior changes require filing an Architectural Control Committee (ACC) request form with the HOA prior to work start.

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.

March 23rd

April 27th

May 25th

**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**

WATER MAIN CLEANING - TEMPORARY DISCOLORATION OF WATER

Alameda County Water District (ACWD) is planning to flush the water mains in Fremont, Union City and Newark over the next few months. The purpose of this flush is to remove buildup and sediment from the pipes that may cause discolored water. By strategically opening up fire hydrants, water will flush through the mains at high velocity, dislodging scale and sediment buildup. The water will be disinfected and sediment will be removed as possible to minimize impact to the environment as some of this water will reach the San Francisco Bay.

Most of this discolored water will be flushed through the fire hydrants but it is possible that the main cleaning may cause a brief period of discolored tap water within nearby households. Although the discolored water is still safe for drinking and cooking, it is recommended that household water use be limited during the flush period and to avoid washing light-colored laundry on the day or week that main cleaning is scheduled in the area.



According to the ACWD website, water main cleaning within Contempo is scheduled for March 30th.

It is recommended that residents of Contempo be more mindful of their water usage during this week and not be alarmed if water appears discolored during this time. The following are tips from ACWD to minimize discolored water resulting from the water main flush ...

- Refrain from water use while main cleaning is in progress in your neighborhood.
- Wait an hour after street operations have ceased before using your taps to let normal flow patterns reestablish themselves.
- To clear discolored water from your plumbing, run the cold water faucet of your bathtub or other unscreened tap for 2-3 minutes until the water runs clear. If the water does not clear, turn off your faucet and wait an hour before repeating the process.

For more information about the water main cleaning process, to learn about the evaluation of recollection efforts or for water questions in general, visit www.acwd.org/maincleaning or call the ACWD Operations Department at (510) 668-6500.

NO GARDENS IN COMMON AREAS

As spring approaches, Contempo would like to remind residents that household gardens should be restricted to private areas (patios and balconies) only. Common areas, including the grounds directly in front of or to the side of your unit, belong to Contempo. No unauthorized planting is permitted in these areas.

Alterations, including planting, made to common areas require approval of a Planting Plan or Architectural Alteration / Addition Application prior to implementation.

Be aware, any unauthorized gardens within common areas can and will be removed without notice by the Contempo landscaping team. Homeowners will be billed for reimbursement of removal costs and repair of landscaping. Although enforcement of this rule has been lax in the past, policy violations will not be tolerated this year.

Please notify the office of any gardens improperly planted in the common areas using the "Contact Us" form at www.Contempo-HOA.org.



WANT TO JOIN THE BOD?

Applications are currently being accepted at the Office to fill a vacancy on the Board of Directors. To complete projects and make improvements, we need your help. Applicants should be available on Thursdays at 7pm and be upstanding members of Contempo.

20% WATER HIKE IN EFFECT

In February, ACWD passed a 20% increase to both the bimonthly service charge and the price per unit of water for residential customers. With the yearly water rate expected to increase ~\$50/unit, water costs to the Association are estimated to increase nearly \$33,000.

These unexpected water costs only exaggerate the financial crisis Contempo already faces. Contempo residents are encouraged to reduce water use. Please do not use hoses to spray down patios/walkways, do not wash cars on Contempo property, use collected water from showers or dishwashing to water plants and replace leaking fixtures. Failure to reduce water costs may contribute to monthly due increases. Thank you for your cooperation.