

Contempo News

Contempo Homeowners Association

Union City, California

DIRECTOR APPOINTMENTS

Contempo's Board of Directors (BOD) is responsible for establishing policy, selecting vendors, negotiating contracts, prioritizing projects, creating budgets, setting homeowner dues and much more. But the BOD can only work on its responsibilities if quorum is established. To establish quorum, at least five directors need to be present for a meeting. With only seven of the nine director positions currently filled, establishing quorum is not always possible, occasionally resulting in lengthy delays. To offset this, the BOD plans to fill the current vacancies through appointment at the May 25th meeting.

If you are interested in joining the BOD, please submit an application to the HOA office or online via the Contact Us form at www.Contempo-HOA.org before the April 30th deadline. Qualified applicants should be members of Contempo in good standing, be able to attend meetings from 7-9pm on Thursdays (official meetings are the 4th Thursday of each month), be active in the community, have access to email, and desire to make positive changes for the benefit of all Contempo members. Please note directors are unpaid volunteers and subject to the same standards as any other Contempo member.

At the May 25th meeting, the BOD will review the received applications and, if a suitable candidate(s) is available, make an appointment(s) to the BOD that will fill the vacant positions for the remainder of the open positions' term. Community members are encouraged to observe the appointment process.

GARBAGE COLLECTION GUIDELINES

Bin Removal - Garbage cans left out during week are creating an eyesore in Contempo. Union City's Municipal Code requires trash and recycling bins to be removed from the curb within 24 hours of service and stored in a location screened from public view, such as a fenced side yard or garage. Within Contempo, additional restrictions prohibit bins storage on common areas. Please bring in your bins promptly.

NOTE - Homeowners leaving garbage cans in the common areas longer than the 24 hour window of service can be fined.

Overfilled Trash Cans - Additionally, trash cans should not be overfilled or left uncovered during pick up. Open, overfilled bins attract animals and allow garbage to spill onto common areas.

If the lid of your trash can has broken or no longer works, please contact Republic Services' customer service at www.republicservices.com or call (510) 657-3500 for a replacement.

Can placement - Several residents have reported damage to fences, garages, roofs or nearby property like parked cars during trash pick-up.

To avoid this, maintain three feet between garbage cans and property, two feet between bins and two feet between the bins and walls or fencing. It is recommended to avoid placing bins under extending eaves.

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.

May 25th
June 22nd

Applications are currently being accepted for appointment to the HOA Board of Directors.

If interested, please contact the Office for more information.

Applications are due by April 30th.

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**

WHO'S USING YOUR WI-FI?

A new type of crime is emerging in Contempo - Internet theft. Internet theft is the illegal use of personal Internet hotspots by individuals not associated with the account. Although this may seem harmless at a glance, much more is at stake than a slow Internet connection.

Recently, several homeowners have reported cars parked outside of Contempo units with multiple persons remaining in the vehicle using electronic devices including phones, laptops and tablets. It is believed that these are persons coming from off-site to tap into unprotected Wi-Fi networks. Although the motives of these Internet opportunists are unknown, once connected to the internet, the owner of the Wi-Fi account can be held responsible for ANY activity on that account - including illegal activities such as downloading of copyrighted materials, distribution of illegal photographs, or hacking attacks. Access to your account can also open yourself up to threats common to public hotspots including personal information and credit card theft; loss of email; and infection of personal machines connected to the hotspot.



You may not even know that you have been targeted. Unexplained Internet slowdowns and/or unidentifiable gadgets connected to your router may suggest unauthorized use of your account.

The easiest way to protect your system is to encrypt your Wi-Fi network with a password. Contempo recommends that all Wi-Fi networks be password protected.

Passwords are usually enough to prevent intruders from accessing an account. If you are concerned that someone already has access to your account, it is recommended to reset your router to the factory settings (see the router manual for instructions) and set it up from scratch. Remember, changing your password will require you to update the password on all connected gadgets.

Be vigilant and report suspicious activity to the police immediately. Be on the lookout for cars driving particularly slowly or stopped for extended periods on Contempo roads. Please share this information with your neighbors.

HOMEOWNER'S INSURANCE

For many of us, a home is our largest investment. Make sure that investment is properly protected against disaster! Homeowner's insurance provides peace of mind by financially covering the loss of your home and/or belongings.

Having the right insurance is essential. Contempo is a Planned Development and each unit's insurance should reflect that. Contempo recommends that you check with your insurance agent to ensure that your unit is sufficiently insured.

MAKE CONTEMPO BEAUTIFUL

The Contempo Neighborhood Watch will host its second Make Contempo Beautiful clean up on Saturday, June 3rd from 10am-12pm. Interested community members are encouraged to meet at the HOA office before dispersing to pick up trash in the areas of Apollo, Lunar and Aquarius.

Please note, this clean-up is only meant to clean up small, existing items and enhance the common areas. Residents leaving out large items or bulk trash will be reported to the HOA office.



Gloves and trash bags will be provided by the NWG. Residents are encouraged to bring other tools for personal use if desired.

MEETING SUMMARY – 3/30

Between work, family and other responsibilities, the BOD understands that attending HOA meetings can be difficult. To help, here is a summary of decisions made by the BOD at the meeting on March 30th.

- The landscaping team will be asked to add an 18" gravel border between landscaping and units to prevent damage to building exteriors
- ACC filing requirements and new record keeping system will be implemented to provide oversight of changes made to each unit. This information will be shared with new owners at time of purchase and can be used to determine responsibility of repair costs when necessary
- The Gemini pool will remain closed for 2017 as money is not available for necessary repairs
- Homeowners are responsible for maintaining private trees in their patio. Homeowners can be charged for additional gutter cleaning if leaves from patio trees clog gutters outside of standard bi-annual cleaning
- Green waste - please place green waste in plastic bags, in front of your unit, with the note: Green Waste for Pick Up. The grounds-keeping crew will pick up the green waste on their service route. Please contact the HOA Office for the service day of your area.

Contact the HOA Office with any questions.