

Contempo News

Contempo Homeowners Association

Union City, California

ARCHITECTURAL CONTROL COMMITTEE

Any work changing the structure or appearance of a unit requires plan submission and approval prior to project start by the architectural control committee (ACC). This requirement is meant to enable project oversight, uphold industry standards and maintain the exterior aesthetics of the association.

Items requiring submission to the ACC include window replacement or retrofit, changes to common area landscaping (front or side of a unit), satellite dish installation, fence replacement when the fence borders the common area, balcony replacement or repair, and any other items that impact the common areas or exterior of the unit.

The BOD is currently creating a new record keeping system for ACC requests. The BOD plans to use these records to help establish responsibility for repair and maintenance costs resulting from dry rot, water infiltration and other shared costs between the association and the homeowner. These records will also be shared with new owners at the time of purchase.

No construction should commence without approval from the ACC. Failure to file with the ACC can result in a "stop work order" being issued, fines and/or personal responsibility of repair costs.

THE DROUGHT IS OVER – BUT WATER CONSERVATION EFFORTS SHOULD CONTINUE

After six years of drought, recent rains brought the official end of the drought. But despite easement of the drought rules, conservation efforts should still continue.

Water remains one of Contempo's largest expenses – the BOD has budgeted over \$510,000 for water expenses in 2017. As a percentage of dues, over 20% of the money collected from monthly assessments is used just to pay for water! Contempo would like to remind residents to use water wisely and repair leaking fixtures promptly.



The following water use restrictions remain in place ...

- Don't wash vehicles on Contempo property – this includes inside the garage. Please take vehicles to a car wash that recycles water.
- Don't spray down patios, garages or walkways – Sweep instead.
- Don't water Contempo landscaping or over water personal plants.

Any water use that results in water running from personal property down roads or sidewalks to the stormwater system is considered excessive water use and can result in fines.

Please report any malfunctioning pipes or sprinklers (broken, leaking or sprinklers that come on at inappropriate times) to the HOA Office for repair. Note - the spigot and shut off valve located in front of each unit is the homeowner's responsibility to maintain and repair.

June 2017

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.

June 22nd

July 27th

Make Contempo Beautiful

June 3rd 10am-12pm

Join the NWG group as they pick up trash and beautify the community – focus will be on the areas of Apollo, Lunar and Aquarius. Meet at the HOA Office. Gloves and trash bags will be provided.

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**

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TAKE ADVANTAGE OF A FREE ENERGY AND WATER CONSERVATION INSPECTION

This summer, residents can receive a no-cost energy and water conservation service from Rising Sun Energy Center, thanks to partnerships with the Pacific Gas and Electric Company (PG&E), the City of Union City, and the East Bay Energy Watch. Since 2000, Rising Sun Energy Center's California Youth Energy Services program has provided no-cost energy and water conservation services to over 38,000 residents throughout the Bay Area and Central Valley. CYES provides jobs for local youth by training and employing young adults ages 15 to 22 as Energy Specialists, who provide their community's residents with Green House Calls (GHC).

At your GHC, Energy Specialists:

- Perform an energy- and water-efficiency assessment,
- Install energy-efficient LED lightbulbs,
- Install water-efficient devices for showers and faucets,
- Perform a toilet leak detection test,
- Perform a basic solar assessment,
- Offer tips on recycling and energy and water conservation to save money on utility bills,
- And provide an additional energy-saving gift!

— all at no cost to you.

GHCs happen July 5 through August 10, and are available on a first-come, first-serve basis. Reserve your spot now! Call 510.665.1501 ext. 5 to schedule your Green House Call, or sign up online! For more information about Rising Sun and its programs, visit www.risingsunenergy.org.

NOTE - This program is not affiliated with the Contempo Homeowner's Association. Inclusion in the newsletter is meant as a courtesy notice of the program's availability in the area only. Any changes made to a unit based on the inspection and recommendations of this program must adhere to Contempo policy.



DRYER VENT CLEANING

Homeowners are responsible for the cleaning and maintenance of the dryer vent for their unit(s). Homeowners should make a point of inspecting the dryer vent at least every six months to ensure it is functioning properly.

Clogged, dirty dryer vents decrease the efficiency of the dryer, reduce the lifespan of the appliance and create a latent fire hazard. Keep your dryer in top form by cleaning out the dryer vents regularly.

The Consumer Product Safety Commission estimates that over 15,500 dryer fires happen each year in the United States – resulting in deaths, injury and expensive repairs.

Call a duct cleaning professional to perform this maintenance or find one of the several do-it-yourself tutorials available online. Due to the age, length and accessibility of Contempo's dryer vents, the Contempo HOA recommends hiring a professional.

Do not put off this important task. Failure to properly maintain the vents can result in liability for damages to neighboring units or the common area in the event of a dryer caused fire.



Don't let your dryer start a fire!

MEETING SUMMARY – 4/27

Summary of the discussion and decisions made at the BOD meeting on April 27, 2017

- Contempo has received the final report from the 2016 audit
- Actions were taken on several collection cases including review and acceptance of payment plans and the decision to proceed with a notice of delinquent assessment
- The BOD has been asked to review the annual policy statement, assessment collection policy, notice of assessments and foreclosure documents, and Contempo Homeowners Manual (Greenbook) in advance of the annual mailing
- The BOD has been asked to review ACC procedures and flowcharts for homeowner submissions to maximize transparency and speed repairs

All Contempo residents are encouraged to attend BOD meetings to gain a great understanding of the financial status of the Association, learn about upcoming projects or policy changes, resolve issues and make your voice heard.