

Contempo News

Contempo Homeowners Association

Union City, California

DIRECTOR VACANCY

There is still an open position on the Board of Directors. 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. Applications are available online.

Qualified applicants should be members of Contempo in good standing, be able to attend meetings from 7-9pm on Thursdays (usually 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.

INSPECTIONS & EXTERIOR REPAIRS IN PREPARATION OF THE PAINTING PROJECT

Contempo properties are scheduled to be painted starting this year. Painting is scheduled to start in the areas of Venus, Uranus, Asimuth and Pluto. However, painting cannot start until all needed exterior repairs are made. To facilitate exterior repairs the following tasks must be performed:

1. A thorough inspection examining all exterior surfaces of the unit.
2. Creation of a scope of repairs recommended by the inspector to ensure a proper painting surface and a successful project.
3. Competitive bidding of the recommended repairs from qualified professionals and subsequent vendor selection.
4. Repairs made by the selected contractor followed by inspected for completeness by Quality Control.
5. Competitive bidding and selection of the paint contractor.

Contempo started inspections for identification of exterior repairs in June. Notices are being mailed to all Homeowners and posted at the front door of the unit with a scheduled date and time for the inspections. Please note, a homeowner or designated representative needs to be present during the inspection to provide access to the back patio and attic. Please contact the Office promptly if you need to change the date/time of scheduled inspections.

The building exterior will not be repaired, thus not be painted if inspections are not completed for the building.

For the inspections, reports, specifications, and repairs, there are, and there will be, costs incurred. Based upon the inspector's findings, it may be determined that some of those costs are the responsibility of the Association, the Homeowner, or a shared responsibility between the Association and the Homeowner. A copy of the inspection report will be provided to each homeowner with a cost breakdown of the repairs to be paid by the Homeowner and the Association for each unit.

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.

July 27th
August 24th

NWG Beautification Project

The Contempo Neighborhood Watch Group collected 10 shopping carts and five bags of trash from the areas of Aquarius, Lunar and Apollo during the clean up on June 3rd. Thank you!

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**

TOO MANY CATS!

PLEASE DO NOT FEED THE FERAL CATS

Feral cats are a nuisance that cause property damage, soil landscaping and playgrounds and potentially carry disease or parasites. A feral cat population only grows to the limit of the available food supply. By putting food outside, either on your patio area or anywhere on the Contempo common areas, you encourage feral cats to hang around and breed. Cats will not let themselves starve. If there is no food available at Contempo, the cats will move to a new location where there is food.

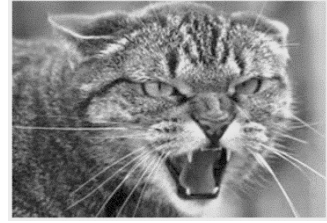
Do not leave pet food or food scraps outdoors. Please feed your pets indoors.

By feeding feral cats, you are triggering an unhealthy explosion in the cat population. A food surplus draws cats from other areas leading to overpopulation, inbreeding and disease outbreaks. Available food also attracts small predators and other wildlife to the common areas.

Contempo is actively removing feral cats from common areas, but the effort requires support from homeowners by not enticing new cats to the area. The BOD will hold hearings for homeowners that feed or allow their renters to feed feral cats. Fines and reimbursement costs will be levied against those found guilty of violating Contempo's pet policy and/or the noxious or offensive activity rules. After including repair of damage to Contempo common areas, property management time, trapping expenses other applicable bills, the cost to those feeding feral cats can be substantial.

Residents can best help the feral cats by neutering and microchipping their pets, working with Contempo to report feeders of feral cats, trapping cats (especially kittens) in their area for vaccination and neuter, helping Contempo identify areas with large cat populations and not impeding the work of professionals or residents trapping cats.

Together, we can decrease the feral cat population to a healthy level, benefitting both residents and cats.



GARBAGE CANS LEFT IN COMMON AREAS TO BE REMOVED

Garbage cans are only allowed on common areas for the purpose of garbage collection. Containers may be left out the evening before pick-up and must be removed by 9:00am the morning after pick-up. Garbage must be placed in a container with a tight fitting lid.

Garbage cans should be stored out of sight (i.e. patio or garage) at other times. Containers left on common areas outside of the pick-up hours listed above will be removed at homeowner expense.

BALCONY MAINTENANCE & REPLACEMENT

Balconies are a homeowner's responsibility – this includes inspection, repair and replacement. The HOA is only responsible for painting.

Contempo highly recommends that annual balcony inspections with necessary repairs be performed by licensed professionals to ensure balcony safety.

With inspections for exterior repair to start in June in preparation of the painting project, all balcony owners are being asked to inspect their balconies and perform any necessary repairs or replacement prior to painting.

For balcony replacement and/or substantial repairs, please note that Contempo Architectural Control Committee (ACC) approval and a Union City permit is required prior to work start. Please visit the HOA Office for a set of basic engineering drawings that can be used as a [template](#) for balcony replacement.

GEMINI POOL TO REMAIN CLOSED

For financial reasons, the Gemini pool will remain closed for the 2017 season.

The BOD understands that the Gemini Pool is a source of enjoyment for many families and is sorry for the inconvenience the closure may cause. However, with a limited budget and other projects outstanding, opening the Gemini Pool was not identified as a priority.

MEETING SUMMARY – 5/25

Between work, family and other responsibilities, the BOD understands that attending HOA meetings can be difficult. To keep residents abreast of actions being taken at the meetings, here is a summary of decisions made by the BOD at the meeting on May 25th.

- Cameo Roberson was appointed to the BOD and became a director serving until elections in 2018 effective immediately. Welcome Cameo!
- Management updated the BOD of repairs made following the storms in April.
- The 2016 Audit was approved and is being prepared for mailing to homeowners.
- Action was taken in five collection cases.
- The BOD adopted procedures for Architectural Control and Problem Report and Repair.
- The BOD decided that ACC inspection fees would be split 50/50 between the homeowner and Association.

Contact the HOA Office with any questions or to view meeting minutes.