

Contempo News

INTERIOR & UNDER UNIT PLUMBING – A HOMEOWNER RESPONSIBILITY

When purchasing in Contempo, an owner is not buying just a townhouse; units in Contempo are owned fee simple, meaning that the owner owns not only the house but the land it sits on. This includes the patio, garage, and the under unit piping of the unit.



Contempo Homeowner's Association is only responsible for the main water line, up to the gate value of each separate home. The gate value is the individual water shut off for each unit and is usually located along the wall shared with the front door. Maintenance, repair and replacement of the gate valve, the water pipe leading into the unit and the pipes underneath the unit are the homeowner's responsibility.

Shifting earth and aging infrastructure can result cracked and broken pipes. Homeowners are responsible for the immediate repair of leaking pipes and repair of any resulting water damage, including damage to common areas or neighboring properties.

Underground leaks can be difficult to identify. According to Bell Brothers Plumbing, Heating & Air, these are some warning signs that might indicate leaks or other plumbing issues: bubbling and whistling noises, bad smells, sinkholes, damp drywall, persistent clogs, no/low water pressure and poor water quality. Not all of these signs may be present but it is wise to consult with a plumbing professional if there are signs of pipe damage. Delay will only result in more expensive repairs.

STORAGE OF GARBAGE CANS

In accordance with Union City municipal code, Contempo requires trash and recycling containers be removed from pick-up areas within 24 hours to a location shielded from public view. Any cans left in Contempo common areas (on Contempo streets, behind garages, along fences, on grass or side yards, etc.) not for the purpose of trash collection will be removed at the resident's expense. Contact Republic Services at 510-657-3500 for garbage can replacement or Tri-CED Community Recycling at 510-429-8030 for brown (recycling) can replacement. Fees may apply.

All trash must be in a proper receptacle with a tight fitting lid. Bulk item removal can be scheduled at 510 657-3500. Each unit may schedule two FREE pickups per year. Trash left in the common areas without a scheduled pick up will be removed at homeowner expense.

CHECK YOUR WIRING

Contempo recommends that all wiring upgrades be performed by licensed electricians. Improper wiring can overheat and pose serious safety and fire hazards. The warped, burnt wire nuts seen here were reported to the BOD by a homeowner. Please check your wiring for signs of failure and make necessary repairs immediately.



UPCOMING MEETINGS

Annual Meeting:

September 21st

BOD Meetings:

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

September 28th & October 26th

UCPD Traffic Unit Contacts

To report abandoned vehicles (vehicles parked more than 72 hours, undrivable or with expired registration tags) please call (510) 675-5260 to speak directly with an officer. Or go online at <http://www.ci.union-city.ca.us/departments/police-department-home/general-information/report-an-abandoned-vehicle>

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) 675-5260

Water Violations: **(510) 668-4201**

All Day Towing: **510-471-2500**

CONTEMPO HOMEOWNERS ASSOCIATION

August 8, 2017

Annual Homeowner Meeting Election of the Board by Acclamation

Dear Homeowner:

The Association's Annual Meeting will be held on September 21, 2017, at 7:30 pm at the Clubhouse (Cabana 2). At each annual meeting, Directors are elected. This year, three (3) seats on the Board of Directors will be filled. A solicitation for candidates to run for the Board was distributed in the August newsletter. Only three (3) candidates submitted applications. In accordance with the Association's adopted Election Rules, Section 6.3. "Election by Acclamation. If, as of the published deadline for receiving nominations, the number of qualified candidates for election to the board is not more than the number of directors to be elected, then the qualified candidates shall be declared elected and written notice of the election shall be given to the members."

As such, this year no ballots are being sent. The three (3) candidates are Mohammed Aly, Travis Eddlemon and A.T. Joshua. These three (3) candidates will be accepted as Director by acclamation at the meeting.

All homeowners are welcome to attend the Annual Meeting.

The Ballot Box
info@ballotboxservices.com



Phone (888) 558-2887
info@ballotboxservices.com