

Contempo News

Contempo Homeowners Association

Union City, California

GETTING READY FOR PAINTING

Inspections of the building exterior and attics of the units in track 3218 (composed of Asimuth Circle, Uranus Drive, Pluto Way and Venus Place) started in June 2017 in advance of the painting project.

These inspections are essential to perform necessary repairs in advance of painting and prepare the scope of work for bidding of the project. Since a building will be painted as a single unit, a building cannot be painted until all units of that building have been inspected and repaired. Inspectors are also taking this opportunity to ensure that units are properly equipped with smoke and carbon monoxide detectors in advance of work start.

Homeowners and residents have been notified in writing of the dates and times of their inspection. A representative is required to be present at the inspection to allow inspectors access to the patio and attic of the unit. Please contact Christine at the Contempo Office to confirm the scheduled inspection date and time, or to reschedule if you cannot accommodate the scheduled date and time.

Homeowners will be billed \$150.00 if the inspector does not have access to your unit on the scheduled/confirmed times and dates.



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.

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) 675-5221

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

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

BALCONY TO WINDOW CONVERSION

Recently all homeowners of a unit with a balcony have been asked to assess the safety and integrity of that balcony. Since homeowners are responsible for balcony replacement, maintenance and repair, several homeowners have asked Contempo for permission to convert the balcony into a window as a one-time, permanent, less expensive solution to continued balcony replacement and repair.

In response, the Contempo BOD has directed the management team to draft a resolution for balcony to window conversion for review. Additionally, this topic will be on the October BOD meeting agenda (October 26th at 7pm in Cabana 2). Since balcony to window conversion impacts the overall appearance of the community, all residents are encouraged to express their thoughts on this issue.

Residents for or against allowing balcony to window conversion are strongly encouraged to attend this meeting to share their thoughts and/or concerns directly with the BOD. Comments can also be submitted online via the Contact Us tab at www.contempo-hoa.org. The BOD hopes to make a decision on this issue promptly so impacted homeowners can make suitable arrangements.

Please note, all changes to balconies require approval from the Contempo ACC prior to work start.

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KEEPING YOUR SEWER LATERAL CLEAN AND CLEAR

The only items that should go down your sink or toilet are soap, water, human waste, toilet paper and biodegradable food passed through a garbage disposal. Keep your sewer lateral in good condition by keeping other items like flushable wipes, coffee grounds, cigarettes, medicines, fats and more out of it!

Flushable wipes - Turns out 'flushable' wipes are not so flushable. Flushable wipes don't break down like toilet paper, contributing to clogs in laterals, main sewer line and pumps. Wipes should be discarded in the garbage, not down the toilet.

Trash - Toilets and garbage disposals should not be used for trash. Cigarette butts, plastics, metal, paper and extremely fibrous foods (celery, corn husks, artichokes, onion skins, etc) should be properly disposed of in the trash can.

Unwanted/expired Medicines - Although they probably won't damage your pipes, medicine flushed into the sewer line can pass to San Francisco Bay, impacting fish and wildlife. Instead, take unwanted medicine to one of the MED-Project Pharmaceutical Take-Back kiosks located throughout Alameda County. This is a FREE service. Find nearby drop points at <https://www.unionsanitary.com/residents/disposal-of-wastes/disposal-of-medicines>.

Fats, Oils and Grease - Once cooled, fats, oils and grease can solidify and cause blockages and backups. DO NOT put these items down the drain. The Union Sanitary District and Republic Services have extended the residential cooking fats, oil and grease recycling program indefinitely. To take advantage of this FREE service, simply bring your used, residential cooking oil and grease in a sealed container to the self-serve drop off at Republic Services located at 42600 Boyce Road, Monday through Friday 8am to 5pm. Call [\(510\) 657-3500](tel:5106573500) for more information.

Coffee Grounds - Although biodegradable, coffee grounds can settle and accumulate in drains and pipes, contributing to clogs.



TREE TRIMMING & REMOVAL

The tree trimming project continues. Contempo is making an effort to cut back large trees to a more manageable size. Trees are being thinned, with limbs touching and/or overhanging structures removed. Pruning trees enables healthier growth; extends the life of the tree; increases safety by removing dead or dangerously weighted branches; protects power lines, underground utilities and nearby structures; and controls the amount of debris falling from the tree. Trees are only slated for removal when it has been determined that the tree is damaging nearby property or poses a safety risk.

Contempo asks that residents avoid active work areas where trimming or removal is occurring. For more information or to report a tree requiring attention, please contact the HOA office.

GARBAGE 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. Please bring in your bins promptly.

ATTENTION - Homeowners leaving garbage cans in the common areas longer than the 24 hour window of service will have their bins removed at homeowner's expense.

ILLEGAL DUMPING

Illegal dumping continues to plague Contempo. Personal items should not be stored or disposed on Contempo common areas for any reason.

Remember, every household is allowed two FREE bulky item pickups per year through Allied Waste. Simply call (510) 657-3500 to arrange for bulky item pickup and set item(s) out with your standard trash for collection. There is no cost to you or Contempo. Bulky items include furniture, mattresses or appliances.

Contempo pays over \$60,000 per year to control illegal dumping. This money comes out of our monthly assessments!

In an effort to recoup these costs, the BOD's policy is to fine and bill for reimbursement costs anyone caught dumping in Contempo. Please report anyone dumping in Contempo immediately and, if possible, document with photos so Contempo can seek reimbursement for removal costs.

Reimbursement costs can include the office staff's time spent dealing with the matter, Medallion's time and labor costs for removal, disposal fees and other clean up expenses; this often adds up to hundreds of dollars per incident.

Free or for a fee – have your items removed properly through Allied Waste or dump in Contempo at your own risk.

