

Contempo News

FROM THE 2017-2018 BOARD OF DIRECTORS

At the completion of our Annual Election for 2017-2020 Board Directors, we now have **Travis Eddlemon** and **Al Joshua** joining the Board for the first time and **Mohammad Aly** as a returning incumbent Director. These three Directors join current Board Members of **Trong Le, Ruben Lopez, Seigfred Magtira, Bhavna Perekh, and Cameo Roberson**. There is still one vacancy on the Board.

This Board will concern itself foremost with its duty “to **Preserve**, to **Protect**, and to **Enhance** the assets of the Contempo Homeowners Association”.

This Board will strive to look forward to its duties (*Preserve, Protect, and Enhance* the assets of the Contempo Homeowners Association) rather than to look backward at past management, past Boards of Directors, or unsubstantiated information.

The Board recognizes that the majority of the Community Membership wants its Board and Association to set well-reasoned goals that will bring progress across the spectrum, resulting in property improvements, property value appreciation, a safer, more neighborly living environment and better infrastructure.

To realize these important achievements for Contempo, the Board is setting defined goals, and has developed a new Budget for 2018; a Budget that looks at what can be done now (reasonably), over the next two years, to repair and enhance the entire property and to improve the appearance and property values of the community, starting with (1) major dry rot repair, siding and trim replacement, as needed, and other steps to prepare the buildings to receive a proper and long-lasting paint job with some are scheduled to be completed by the end of this fiscal year 2017, (2) removing problem trees, cutting back overgrown trees, upgrading the irrigation system, adding more colorful plants site wide, and looking at other steps we can take to reduce waste, lower our water costs and still beautify our neighborhoods, (3) getting many fences repaired and replaced as soon as possible. Some in concert with property owners, some at the sole expense of the Association

We have replaced the roofs of the Office, the Cabana, and the remaining 8 buildings on Solar Circle. More than 20 units have had repair work done on their reported leaks. We are having qualified contractors filling the pot holes and doing what is possible to hold the streets together until we can accrue the funds needed to make major repairs to, and, in some locations, entire replacement of our common area streets. We are aware that certain paving areas throughout the community are in dire need of repair or replacement, a project coming after the painting and siding project.

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UPCOMING MEETINGS

October 26, 2017

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.

Important Contacts

Contempo Office:

(510) 489-4440 or

www.contempo-hoa.org

After Hour Emergencies

Patricia Arnold

Community Association

Manager:

(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

We are working on re-opening the Gemini Drive Swimming Pool for the 2018 Summer Swim Season, having more community socials and events to help residents develop a stronger sense of community. The Summer Contempo Day coordinated with Contempo's Neighborhood Watch Group 'NWG', local vendors, and RING Home Security held in Cabana 2 last July marked the first step of these new community socials and events.

This community belongs to all of us.

We, your Board of Directors, want to help you make our Community all that we collectively want it to be.

We welcome your suggestions, even your constructive complaints.

We want to make Contempo a community all of us can be proud to call "**Home.**"

. GOOD NEIGHBOR COURTESY POLICY

Because of the nature of our community, people living in close proximity to one another, it is important that we remember the rights of those around us.

Surveillance Cameras In Use:

Throughout the Contempo community, there are surveillance cameras in use. The Association currently has an on-going program installing additional surveillance cameras in the common areas. In addition, private owners and residents at Contempo also have surveillance cameras focused on the common areas near their homes.

Owner's and Resident's Rights to Quiet Enjoyment:

There always will be members in the community whose work hours have them sleeping days. Therefore, it is suggested that no children are allowed in the play areas until after 10:00 a.m. And please, no loud noise, loud music, loud conversations, construction/hammering, etc. after 10:00 p.m.

These loud noise violations should be reported to the Union City Police and Contempo Office.

Household Discards and Trash Piling Not Permitted on Any Part of Common Area:

Any excess refuse (trash/garbage) must not be placed on the common area. Owners and residents are responsible for total removal of refuse. If there are household discards and objects too large (or volume in too great an amount for a household's container), the owner or resident must use another means to remove the excess. Piling unwanted household items, discards, or trash of any kind on the common area is strictly prohibited. The Association will levy fines on owners of properties that pile trash on the common area. The Association will have the trash removed and will invoice the property owner for the costs to remove and haul the unwanted items, and will assess for reimbursement of administrative fees and costs.

Pets: Leash Law:

Pet owners are solely responsible for the care and behavior of their animals. In accordance with Animal Control Ordinances and for the safety of the pets as well as that of residents, all dogs, regardless of size or age, must be **kept on leash at all times** and must be in the care of a responsible party when on the common area.

Pet: Waste Clean Up:

All pet owners are required to pick up and remove all their pets' waste from anywhere on the common area.

Pets: Excessive Noise:

Dogs that consistently bark (excessively), such that it disturbs the community, will be considered to be a noise nuisance; their owners will be responsible for remedying the nuisance.

Feeding Cats and Feral Animals Outdoors in Patios or Common Areas is strictly forbidden:

Owners and Residents may not put out food for feral animals, including feral cats. Feeding feral cats encourages them to remain close to an unauthorized food source, and to breed and inbreed, causing serious health hazards from themselves and for the Contempo community.

Vehicles - Safety – Slow Speed:

All vehicles must be driven no faster than ten (10) miles per hour when operated anywhere on the Contempo site