

Contempo News

Contempo Homeowners Association

Union City, California

ADOPTED BUDGET REPORT IS IN THE MAIL ALONG WITH THE ANNUAL POLICIES STATEMENT

The Association's 2018 Pro Forma Budget and the entire Annual Budget Report is on its way to every Contempo Member. Also in the mail is the Association's Policies and Guidelines Statement.

Please review both documents for important information about dues and about the Association's Policies and Rules.

We recommend that property owners retain these two important documents in their important household papers files.

The Pro Forma Operating Budget for 2018 includes a small 2017 Special Assessment in the amount of \$150.00 due in January 2018. The monthly dues amount will remain the same.



4100 - 4108 PLUTO WAY
4103-4109 ASIMUTH CIRCLE
4126-4134 ASIMUTH CIRCLE
4138 - 4142 ASIMUTH CIRCLE
4100-4106 URANUS DRIVE

PHASE 1 – BUILDING PAINTING PROJECT

Phase 1 consists of the 5 buildings listed above. These are the first 5 buildings where inspections were completed for ALL units of their buildings.

A meeting was held at the Cabana 2 on 11/16/2017 to inform the homeowners of the units in these selected 5 buildings of the results of the inspections, necessary dry-rot repairs, surface preparations and coordination between contractors and homeowners for the paint jobs to be completed in 2017.

The project is being held back on many buildings because the inspector could not inspect one or some of the units in the building.

To avoid delay in your paint job: Have your unit inspected as scheduled by the HOA Office.

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.

**No meeting for the remainder of
2017
January 25th**

GAS PILOT LIGHT SAFETY

Please call PG&E to make the appointments to relight your gas pilot light this winter. The service is free for residential gas customers

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**

RAIN ! RAIN ! RAIN ! LEAKS !!!!

Report LEAKS to Contempo Office Immediately

Please document any leaks from ROOFS, VENTS, WINDOWS, or GUTTERS, along with photo, locations and detailed descriptions of any stains, damages, and when first noticed.

WINTER GUTTERS CLEANING NOVEMBER 2017



BOARD OF DIRECTORS VACANCY

There is still one vacancy on the Board.
Contempo is seeking interested members willing to join the BOD.

Directors are unpaid volunteers, willing to devote their free time to work for a better Contempo. Interested candidates need to be available for meetings (Thursdays at 7pm) and should be willing to spend time reviewing documents and emails, want to make positive change within Contempo and be able put the needs of the community above personal agendas.

If you are interested in joining the BOD, an application form is available at the Contempo Office and also available on Contempo website (www.contempo-hoa.org).

Submissions will be accepted at the Office or online at www.Contempo-HOA.org via the "Contact Us" form.

Candidates will be interviewed and appointed by The Board.

RESIDENTS ENCOURAGED TO CONTINUE TO ALERT UCPD OF SUSPICIOUS ACTIVITIES IN CONTEMPO

On 10-24-2017, during the meeting with the COPPS unit of UCPD, hosted by Contempo and NWG, residents of Contempo had several good exchanges and received advice from the COPPS unit on how to maintain the low crime rate in the neighborhood. It was a productive meeting in which the COPPS unit complimented Contempo on the progress that we have made over the years and highlighted some of the efforts that the COPPS unit are taking to further reduce issues in our area.

MOST IMPORTANT: Continue to REPORT ANY SUSPICIOUS ACTIVITIES. Your active involvement in reporting suspicious activities has been praised by the UCPD COPPS unit. We encourage you to be AWARE and contact the UCPD if something doesn't look right in your neighborhood! Residents are the first line of defense.

Between October 2016 and October 2017, there were 145 calls made to the UCPD from Contempo. Most of those were for minor issues like noise complaints (including barking dogs). Contempo boasts attractive statistics considering the size and density of our community. Unfortunately, Contempo has experienced a slight increase in property crime (stolen vehicles, package theft, vehicle break ins, burglary, etc) over the past year but this is a common trend seen throughout the tri city area. To combat this, the COPPS unit recommends being vigilant and reporting ANY suspicious activity.

Examples of Suspicious Activity May Include ...

- Suspicious Persons going door to door in residential areas, that seem to be testing doorknobs or if one or more of the subjects goes into a side or backyard.
- Non-resident or unfamiliar subject directly attempting to access the side or backyard of a unit. This is suspicious under any circumstance.
- Person(s) carrying property on foot - Suspicious at an unusual hour or in an unusual place.
- Suspicious Vehicles travelling particularly slowly or without their lights at night.
- Parked and occupied vehicles – vehicles containing one or more individuals, especially significant during unusual hours, or if it appears business transactions are being made from the vehicle.

Suspicious Activities should be reported to the UCPD at **(510) 471-1365**