

Contempo News

2018 ANNUAL DISCLOSURE PACKAGE

2018 Annual Disclosure Package has been released and mailed to all Association Members, containing information on:

- Annual Budget Reports with Reserve Studies
- Insurance Coverage
- Policies and Guidelines of the Association.
And an Appendix of common Forms.

Please contact the Contempo Office if you need an extra copy.



CHRISTMAS TREE RECYCLING

The holidays have come and gone. Now what to do with your Christmas tree?

From 12/26/2017 to 1/31/2018

Curb pick up on your regular collection day, or

Drop off at Tri-CED at 33377 Western Avenue Tuesdays – Saturdays, between 9am and 4:00pm

Trees over 5' should be cut in half, **NO ARTIFICIAL TREE**

FIRE HYDRANTS INSPECTED

Fire Hydrants on Contempo Property were inspected by The Fire Department, then ALL Fire Hydrants were checked and found working properly by Alameda County Water Department.

Contempo will be installing the Blue Reflective Marking to enhance their visibility at night time.

Please report any damages or vandalism to the Office.



ARCHITECTURAL CONTROL COMMITTEE

Items requiring submission to the ACC include window replacement or retrofit, changes to common area landscaping (front or side of a unit), satellite dish installation, common fence replacement, balcony repair or replacement, and any other items that impact the common areas or exterior of the unit.

No construction should commence without approval from the ACC. Failure to file with the ACC can result in a “stop work order” being issued, fines and/or personal responsibility of repair costs.

These records to help establish responsibility for repair and maintenance costs resulting from dry rot, water infiltration and other shared costs between the association and the homeowner. These records will also be shared with new owners at the time of purchase.

UPCOMING MEETINGS

Monthly Meeting:

January 25th, 2018

February 22nd, 2018

March 22nd, 2018

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.

Applications are currently being accepted for appointment to the HOA Board of Directors.

If interested, please contact the Office for more information.

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**

INCREASED TRANSPARENCY

The current BOD of directors is committed to keeping the Contempo membership informed. Financial documents, meeting minutes, and other documents are all available the HOA office for your perusal during business hours. The second Thursday of the month is reserved for disciplinary hearings and internal dispute resolution (IDR). These meetings are closed meetings to protect the privacy of the homeowner(s) involved in the hearing or dispute. The third, fourth and fifth Thursdays of the month are being used for Board meetings. According to the Contempo CC&Rs, the Board only has to meet on the fourth Thursday of every month. More meetings will be held when needed.

Homeowners are encouraged to attend meetings when possible.
Agenda of these meetings posted at the Office and on the Contempo website (www.contempo-HOA.org).

POT HOLES and SUNK UTILITY BOXES

Pot holes in asphalt pavements are being repaired by Contempo.

Please note that Utility Boxes belong to different utility companies (electric, Cable TV, and phone), and they have to be serviced only by those companies. Contempo has been requesting for the repairs of many sunk utility boxes, but the response is very slow

BALCONY TO WINDOW CONVERSION

There are many homeowners exploring the option to convert their existing balconies to windows.

These conversions involve the legal sides (Contempo By-Laws, and the approval from the City) and the technical structural design.

The Board is currently working with the City and Architectural Design and will update homeowners on its progress.

LOOKING BACK AT 2017

The 2016-2017 BOD and new 2017-2018 Board, recently elected in September 2017, are more cohesive and working together closely for the betterment of Contempo:

- New roofing for the last 10 buildings in Contempo
- Major interior and exterior repairs on over 20 units.
- Phase 1 of new building painting in progress.
- Garage, graffiti cover and fence painting.
- Playground renovations with bark, border, and some bench replacement in progress.
- Pot holes filling started and in progress.
- Gutters cleaning in April (spot cleaning) and in November (full cleaning)
- New Surveillance cameras in progress, some already installed
- Fire Hydrants inspected, all functioning. Blue Reflective Markers to enhance visibility at night time.
- Tree trimming completed for all areas. Over grown and older trees were removed.
- Irrigations systems completely inspected, repairs done, getting ready for flow monitoring enhancement to control water usage.
- New "green" enhancement plans are in progress for Spring of 2018
- Solar-Powered Street Lights are in progress, some already installed
- 2018 Audit completed
- 2018 Reserve Study completed
- 2018 Annual Disclosure Package completely overhauled with new resolutions, guidelines, forms, rules and regulations.
- Collection has recouped significantly delinquent homeowners
- Community Events such as Contempo Day and Friday Nights at the Movies for the children.

Of course, there are still works to be done, but with your help, 2018 will be a very productive year.