

Contempo News

YOUR MONEY GOING TO THE DRAIN!!!

Water **IS THE LARGEST** Contempo's expense – reaching **HALF A MILLION** dollars in 2017, more than 25% of the collected monthly assessments!

Contempo would like to remind residents to use water wisely and repair leaking fixtures promptly.

The following water use restrictions remain in place and are being strictly enforced with fines up to \$250 per occurrence:

- Don't wash vehicles on Contempo property – this includes inside the garage. Please take vehicles to a car wash that recycles water.
- Don't spray down patios, garages or walkways – Sweep instead.
- Don't water Contempo landscaping or over water personal plants.

Any water use that results in water running from personal property down the roads or sidewalks to the storm water system is considered excessive water use, a violation of the water use restriction.



Please report any malfunctioning pipes or sprinklers (broken, leaking or sprinklers that come on at inappropriate times) to the HOA Office for repair.

NEW 5% INCREASE IN WATER RATES STARTING MARCH 01, 2018

(This is the second phase approved by Alameda County Water Department on February 09, 2017)

CONTEMPO IS A PLANNED DEVELOPMENT

Make certain you have the proper type of property owner's insurance for a Planned Development [a PD] at Contempo (not a condominium).

If your insurance professional believes you own a condominium home at Contempo, we urge you to correct the misunderstanding as soon as possible.

March 2018

UPCOMING MEETINGS

Monthly Meeting:

March 22nd, 2018

April 26th, 2018

May 24th, 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

Edition 4 Volume 3

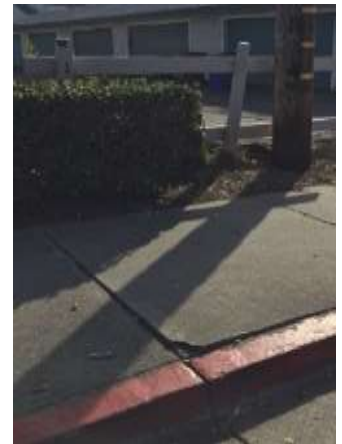
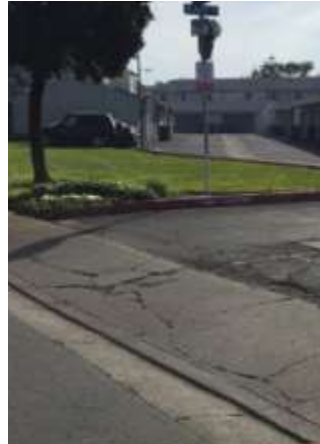
REMOVAL OF LARGE TREES TO PROTECT PROPERTY

Many large and over-grown trees will be removed to reduce tree root damages to the concrete walkways, concrete floor slabs, and underground utilities such as power, water, landscaping, and drainage systems. Surrounding neighbors close to those trees will be notified before the removal begins.



BIDS ON MAJOR CONCRETE REPAIR

Quotations for major repairs on concrete sidewalks around Contempo and concrete walkways inside Contempo are being sought, and the works will be conducted alongside with the removal of large and over-grown trees.



REPORT GRAFFITI

Graffiti spoils the appearance of the community.

Graffiti can multiply rapidly and promote gang activity.

Please report any graffiti seen anywhere in the Contempo common areas right away to the Contempo HOA Office for prompt removal.



FENCES – REPAIR & REPLACEMENT

Exterior fences, separating two units, are co-owned 50-50 between those two units. Responsibility for maintenance, repair or replacement is the joint responsibility of the unit owners sharing the fence, and should be handled directly by the involved parties

Fences bordering common area are the joint responsibility of the unit owner and the Association. However, Contempo is not responsible for the cost of alterations (like gates, lattice work or fence extensions) or in cases of damage due to negligence of the homeowner or other individuals.

Once the fence is in place, it will be painted by the Association.