

# CONTEMPO NEWS

CONTEMPO HOMEOWNERS ASSOCIATION

UNION CITY, CALIFORNIA

## UPDATED OFFICE ANSWERING SYSTEM INITIATED

The Contempo Phone System has been updated to allow more efficient communication. Callers may press "0" to leave a message on the Office Phone; press "1" to be transferred to the CFM main number for questions about their "dues" account, or to reach the Escrow Desk for Escrows, Title Matters, or to obtain HOA Documents. Callers may press "2" to leave a message for the HOA Manager.

## LEGAL UPDATE

The Board, the HOA Manager, and CFM cannot practice law or provide financial advice. The HOA attorney can provide legal advice only to the HOA, not to individuals. Those individuals in the process of, or planning to be, refinancing, buying, or selling a Contempo home should consult their own attorneys, real estate or mortgage/title specialists for options. The HOA attorney provides the following for information only.

The roofing company lien cannot be levied on individually owned property. The roofer had a **contract only** with the HOA and, therefore, the roofer's lien **can be filed only** on the **HOA's commonly held property** (walkways, lawns, pools, Cabana 2, etc.) Paying ones share of the lien does not release the HOA from responsibility for any portion of the lien except for the percentage of the HOA's property owned by the homeowners paying their portion of the lien. The Association's Lien Expungement motion was denied by a judge. The Association has filed a motion for leave to file a cross complaint against *HRB, All Seasons Roof, Procraft Builders, and Professional Painting Company*. A hearing is scheduled 4/16/2015. Information on those legal filings and development are available online at the Alameda Superior Court website.

### CATS!

#### The Feral Cat Population is Beginning to Reduce!

Owners whose households are reported to be putting out food to attract and feed feral cats will be subject to disciplinary hearings, possible fines and possibly charged reimbursement costs for the association's efforts to reduce or eliminate the feral cat community.

#### DON'T FEED FERAL CATS



## SATELLITE DISHES MAY BE ATTACHED ONLY TO FRAMING OR WOOD TRIM

Owners **must** obtain an ACC approval **before** installing a satellite dish on Contempo buildings. Contempo Owners are responsible for making certain that satellite dishes are attached **only** to exterior framing wood on the buildings, such as the eaves, or trim boards.

Satellite dish installers 'know' (or should know) not to install dishes on roofs or walls, but often will take the 'easy route' if you let them. Satellite dishes may not be attached to roofing surfaces or to the exterior wall siding. Because fasteners for satellite dishes attached to the roofs and exterior walls can penetrate the moisture barriers, they must be removed and those surfaces repaired, **(dish removal and repairs at the property owner's expense).**

**REMINDER**

Vehicles 'stored' on common area property are subject to being towed at the vehicle owners' expense.



**NEED FORMS??**



Check for FORMS online at [www. contempo-hoa.org](http://www.contempo-hoa.org).

The Contempo Website is your best source for accurate information and documents! Look for

- Architectural Change Application
- Complaint/Comment
- Updates on Current Contempo Events
- Meeting Minutes
- Back Copies of Newsletters
- More Will Be Added as We 'Grow' the Website

**IMPORTANT CONTACT INFORMATION**

**\*BILLING ISSUES:**

**CFM at 925-566-6800**

**\* TWICE YEARLY FREE TRASH COLLECTION for your residence: Republic Waste Collection Services Company at (510 657-3500.)**

**\*CONTEMPO OFFICE 510-489-4440 –**

Choose Option #0 to leave a message for the Office Staff; #1 to transfer to the CFM main number,, or #2 to leave a message for the Association Manager.

**\*For Animal Control and Dead**

**Animal Pick Up: 510-675-5234**



**INDIVIDUAL PROPERTY OWNER GARDEN TRIMMINGS**

Contempo has an arrangement with the landscape maintenance service contractor: Contempo residents may leave their landscape trimmings in a pile at the front of their property; the landscape maintenance crew will pick it up. The grounds keepers try to collect everything every day. However, if, for two days in a row, you see they have missed any cuttings that you have left out for collection, please call the Contempo Office so we can alert the landscape crew.

**BOARD BUSINESS MEETINGS**

Board Business Meetings: Cabana  
232500 Meteor Drive 7:00 p.m.

**Apr 23, May. 28.**

**Jun 25, Jul. 23**

**BALLOTS COUNTED MARCH 19**

Results to Be Announced in

May Newsletter

The Ballots for the Continued (2014) Election of Directors will have been counted at an open meeting on Thursday, March 19. The results will be known too late for the publication of the Newsletter. To learn the outcome before the April Newsletter, please go to the Contempo Website:

**[www.contempo-hoa.org](http://www.contempo-hoa.org)**

**LIGHTING PATROL ON DUTY**

The Contempo Board has engaged an electrical contractor to perform weekly night patrol checking the common area lights. Light found to be 'out' will be checked, repair or replaced as needed within 72 hours unless there are extenuating circumstances such as rain, wiring or other permits required. Please continue to report any lights you see that are 'out' or that are on during daylight hours.

**Light Pole Number, Please!!**



**Address Please!**