

Contempo News

Contempo Homeowners Association

Union City, California

SPECIAL ELECTION RESULTS

The membership has spoken and both special election propositions have **failed**. Budgets are being revised to account for the shortfall and balance the need of planned maintenance in Contempo - it won't be easy. These are some expected ramifications of the failed propositions ...

- **Dues will remain at \$288 per month for 2016.**
- **Contempo has passed a deficit budget so money will be taken from the reserve to fund required expenses.**
- **Projects including asphalt replacement and exterior painting will be delayed until funding is available.**
- **The reserve will be severely underfunded in 2016 with less money entering the reserve than in 2015.**
- **While creating the 2017 budget, the BOD will discuss the likely necessity of a 20% increase in dues for 2017 and a special assessment of 5% for 2016.**

CURRENT MONTHLY DUES & 2015 SPECIAL ASSESSMENT

Please note that monthly assessments for 2016 remain at \$288/mo and that the 2015 Special Assessment of \$91.08 billed in December 2015 is still in effect. These actions were taken independently of the special election, have already been billed and are mandatory. The results of the special election DID NOT affect these charges.

Many accounts are currently in arrears (late) because HOAs have not paid the special assessment or continue to pay only \$240/mo in dues. Consequences of failing to fully pay the assessments in a timely manner include late fees, interest, collection charges and foreclosure.

Please review your most recent billing statement from CFM and bring any delinquent accounts current immediately to avoid additional charges. For more information, login at www.condofinancial.com.

Contempo Neighborhood Watch Group

The NWG is a collection of Contempo residents motivated to create a vibrant sense of community that strengthens, protects and enhances the integrity of the entire Contempo Community. The group provides Contempo residents a collective voice and was designed to enhance relationships between residents, partner with local law enforcement, enrich the community and preserve our collective investment.

The Neighborhood Watch Group focuses on the following goals:

1. Open lanes of communication between neighbors to work toward common goals & foster good relations.
2. Observe and report dangerous, criminal or suspicious behavior to proper law enforcement agencies or the HOA office.
3. Help to recognize the safety concerns facing Contempo residents and brainstorm ways to improve the overall standards of safety.
4. Strengthen our community relationship with local Police.
5. Promote individual awareness through informational sessions with community organizations like UCPD, UCFD and CERT.
6. Work in tandem with other neighborhood associations and agencies on common concerns that impact our society.

Whether you've been here for 20 plus years or just moved in, your concerns and ideas are welcomed. Meetings are held the third Monday of each month at 7 pm in Cabana 2. For more information, contact rebuildcontempo@gmail.com.

The NWG will be hosting a Contempo Block Party on June 11th from 11am to 6pm around Lunar Way. More details to come soon.

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**

UPCOMING MEETINGS

Town Hall: Cabana 2 at 7 pm – April 7th
 BOD meetings: Cabana 2 at 7pm
 April 14th, 21st and 28th

Contempo NWG Events

Neighborhood Watch Meeting:
 Cabana 2 at 7pm – April 18th



Topic of this NWG meeting will be Emergency Planning and Disaster Preparedness
 Learn how to prepare yourself and your family for a natural disaster or emergency.

Contact rebuildcontempo@gmail.com for more info.

Contempo Block Party – June 11th 11am-6pm

REMOVAL OF INDIVIDUAL HOMEOWNERS IN THE LAWSUIT

As of October 26th, 2015, all the names of 682 homeowners have been removed as parties from the lawsuit (case number RG1699900, consolidated with case HG15763837).

The lawsuit states claims only against the Association and concerns the common property area, not the individual homeowners, nor their own units.

The lawsuit is still visible, especially to banks, mortgage and title companies when they inquire about properties in Contempo.

Please contact the Association Office for the update information/letter regarding the lawsuit.

CONTEMPO'S WEBSITE –

BEST WAY TO CONTACT CONTEMPO

Do you have a comment, question or concern for the BOD and HOA Office? Need to report a problem like light outages, dumped garbage or roof/gutter issues? Interested in renting Cabana 2? Want a form or a copy of the bylaws, CC&Rs or homeowners manual? All this and more is available at www.contempo-hoa.org.

The Contempo website has been updated and is the most convenient way to let the BOD and office know about your concerns in real time! All submissions from the "Contact Us" form are sent directly to every director and the HOA Office. Additionally, use of the online system allows for tracking of each item in an effort to prevent reports from falling through the cracks.

Simply visit www.contempo-hoa.org using a phone, tablet or computer. Under the various tabs you can find forms and information relevant to the Association. To report a problem or comment directly to the BOD and HOA Office, scroll over "Contact Us" and click on the drop down box "Contact Us". From there you can enter your personal information and relevant details of the issue(s) you are experiencing. Please include your contact information, issue location, type of issue and associated comments. You can even upload pictures to your request. It's that simple!

Once processed, you will receive a confirmation of your submission and a number to track the status of the request. Depending on the issue, you may be contacted by the HOA for follow up.

The BOD is working hard to improve communication and transparency in Contempo. We hope the new website and reporting system is a convenient way to share information and improve member communication with the BOD and HOA Office.

THE REASONS BEHIND NON-URGENT MAINTENANCE DELAYS

A common complaint by members is that reported, non-urgent maintenance (no immediate hazard or safety concern) do not occur as quickly as they did in the past. Although the BOD and Office Team work diligently to respond to your reports and comments as quickly as possible, there are valid reasons for some of the delays.

In the past, although there was a rapid response, much of the maintenance was not done properly, leading to additional damage and expensive repairs. The current BOD is committed to not repeating this mistake. Now, only licensed and insured contractors are allowed to work on projects in Contempo and additional oversight is provided by an inspector from All About Homes to ensure the work is done to the standards expected by Contempo.

Contempo faces a deficit budget. Sufficient funds are not available to do each job piecemeal. Instead, to get a better price and be more attractive to contractors, Office Manager Ronald Parker bundles similar items to bid the project as a whole. This takes more time, but allows the HOA to negotiate a better price and maintain consistency.

Some items are outside of Contempo's direct control - like PG&E lights. Contempo can only report malfunctioning PG&E lights to PG&E. To expedite this, there is a new light patrol to identify issues and fix Contempo owned lights.

Your comments are not being ignored and they are being addressed as quickly as possible. Please be patient.