

CONTEMPO NEWS

CONTEMPO HOMEOWNERS ASSOCIATION

UNION CITY, CALIFORNIA

HEARINGS HELD AND FINES LEVIED FOR FEEDING VIOLATIONS

The Contempo Board of Directors held Member Disciplinary Hearings in Executive Sessions in July with the property owners who (or whose renters) continued to feed and foster feral cats despite being asked to stop and warned of possible consequences.

By feeding an animal, a resident takes ownership of that animal's well-being and its mess. Fines and reimbursement assessments to cover the costs of cat control and cleanup efforts were levied against households found violating Contempo's pet policy.

Please be aware that lack of knowledge is not a valid excuse for breaking policy. Every Contempo household is required to abide by the regulations established in the CC&Rs and the Contempo Homeowner's Manual. According to the Contempo Homeowner's Manual, no lot may have more than two (2) dogs or four (4) cats or a combination of four (4) such animals, provided the number of dogs does not exceed two (2). Additionally, no unit may use its property to carry out "noxious or offensive activity" in compliance with the CC&Rs (Article XII, Section 3). Feeding and fostering feral cats violates both of these regulations.

The feral cat issue affects everyone in Contempo and the BOD will continue to hold hearings for any household that violates policy.

REPORT GRAFFITI

Please help us recognize and stop graffiti in Contempo. Don't let graffiti overrun our community. Residents who observe graffiti anywhere in the Contempo common areas are encouraged to report it right away for prompt removal.



August 2015

IMPORTANT CONTACTS

Contempo Office: **(510) 489-4440**
Patricia Arnold, Comm. Assoc.
Mgr. and After Hour Emergencies:
(925) 381-0885
Condominium Financial
Management (CFM) Office:
(925) 566-6800
Free bulk pickup: **(510) 657-3500**
UCPD Non-Emergency:
(510) 471-1365
UCPD Traffic Unit (report cars
parked 3+ days): **(510) 675-5235**
Water Violations: **(510) 668-4201**

DID YOU KNOW?

HOMEOWNERS ARE RESPONSIBLE FOR BALCONY REPAIR & MAINTENANCE

Did you know that a balcony is the responsibility of the individual homeowner? Balconies are considered an exclusive use common area (this means that it cannot be used by the general population, only particular homeowners and their guests). Therefore, just like other private spaces, the property owner is responsible for maintaining, repairing or replacing his/her balcony.

According to the Contempo Homeowner's Manual:

BALCONY – a balcony is considered a part of your structure, and as such, you have full maintenance, repair, and replacement responsibilities. It is recommended that you make a yearly inspection of your balcony checking for dry rot, structural soundness, rail soundness, etc. and make all repairs that may be required.

In light of the recent tragedy in Berkeley, a balcony collapse that killed 6 and injured 7, the BOD urges all owners with balconies to have the balcony inspected and repaired if needed. Don't put your safety and the safety of your friends and family at risk - get your balcony inspected.

CONTEMPO OFFICE

HOURS

The Contempo Office is open Tuesdays and Thursdays from 2 to 6 p.m. Come in to get your 2015 pool pass, rent Cabana 2, report issues in the community or address other concerns you have regarding Contempo.

For issues regarding your monthly statement ('Dues'), call CFM directly at 925-566-6800.

Edition 1 Volume 8

Upcoming Contempo Events

BOD Election

The Annual Meeting & Election will be held on

**Thursday,
September 17th
at 7:30 p.m.
in Cabana 2**



Please submit your vote at or before this meeting.

Contempo Potluck and Pool Party

The BOD invites you to a neighborhood potluck on



**Saturday,
September 19th at
11:00 a.m.
in Cabana 2**

Please bring a dish that serves 6-8 people and come out to meet the neighbors.

The pool will be open, volleyball will be available and you can interact with the Board of Directors.

Board Business Meetings

Please join the BOD in Cabana 2 the 4th Thursday of the month at 7:00 p.m.

**Upcoming Meetings
August 27 &
October 22**

INSPECT & CLEAN YOUR DRYER VENTS



Have you ever wondered what happened to your sock when it was lost in the laundry? Believe it or not, that sock might have gotten trapped in the dryer vent!

Make a point of inspecting your dryer vents every six months to ensure they are functioning properly. Clogged, dirty dryer vents decrease the efficiency of the dryer and create a latent fire hazard. The Consumer Product Safety Commission (CPSC) estimates that 15,500 dryer fires happen each year, causing up to 30 deaths and over 310 injuries. Keep your dryer in top form by cleaning out the vents at least once a year.

Call a duct cleaning professional to perform this maintenance or find one of the several do-it-yourself tutorials available online.

Please do not put off this important task. Failure to properly maintain your vents could make you liable for damages caused to other homes or the common areas in the event of a dryer caused fire.

Cabana 2 Rental

At the June 25th meeting, the Contempo Board of Directors voted to increase the daily rental cost of Cabana 2 to \$500/day and double the required security deposit. This was done for several reasons – to increase the available funds for the improvement and maintenance of Cabana 2, protect the HOA's recent investment in the pool renovation, reduce misuse by renters and bring rental rates up to the level of other available spaces in the area.

These change went into effect on July 1, 2015 with earlier scheduled events grandfathered in.

PLAYGROUND IMPROVEMENTS

Contempo has 10 playgrounds available for the enjoyment of its residents. The BOD is currently in the process of renovating them. Bark and border replacement was just completed at the park on Planet Circle and more parks will follow.

Please bear with us during the renovations and help keep children away from the construction zones.

During park inspections, it was observed that many of our parks have been defaced by graffiti or damaged due to inappropriate use. These parks belong to Contempo, are a reflection of our community and are intended for the use of small children; please use them appropriately. Repair costs come out of our dues, fewer repair costs mean more money left for other projects. Do not leave garbage or glass containers in the parks, use play structures for their intended purpose only and do not spoil the walls with graffiti or engravings.

Report anyone misusing the play structures to the HOA office or call the Union City Police Department's non-emergency line (510)471-1365.

HOME INSURANCE

Home insurance helps to protect your largest investment and gives you peace of mind knowing that your home and belongings are protected if disaster strikes.

But just having insurance is not enough, make sure that you have the right type of insurance.

Contempo is what is known as a planned development and your insurance should reflect that. Check with your insurance agent to ensure that you have coverage for a home in a planned development and not a condo complex.