

# Contempo News

Contempo Homeowners Association

Union City, California

## PRE-PAINTING INSPECTIONS

As part of the painting project, Contempo will be conducting a pre-painting inspection of each unit. This entails a thorough evaluation of the exterior of the building to assess the integrity of the siding/stucco and trim. The inspector will be looking for dry rot, cracks and other damage that will impede painting or require repairs prior to work start.

To properly evaluate the stucco/siding and trim in its entirety, the inspector will need access to the patio area (enclosed area between the house and garage) of each unit. Please be on the lookout for a notice to schedule this inspection. As entry will need to be provided by a representative from each unit prior to the project start, your prompt response is requested. Failure to respond in a timely manner may delay repainting of your building. Thank you in advance for your cooperation.

For more information, please contact the HOA office or use the Contact Us form at [www.Contempo-HOA.org](http://www.Contempo-HOA.org).

## BALCONY DESIGN SPECIFICATION AND DRAWING AVAILABLE AT HOA OFFICE

As mentioned in the March newsletter, Contempo is asking all homeowners with units containing balconies to have that balcony professionally inspected so that any needed repairs or replacement is completed prior to the start of the painting project. Balcony replacement or repairs are the responsibility of the homeowner and failure to complete these actions will further delay painting of units not in compliance.

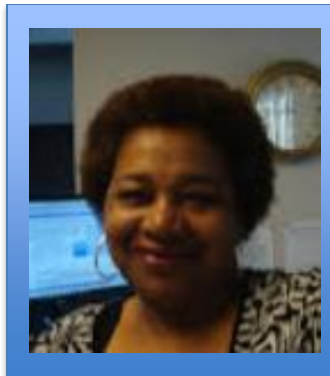
To facilitate balcony replacement, Contempo has already created a design specification and drawing that is available for homeowner use. Contempo hopes that this will speed to process of obtaining a city permit (required by Union City prior to work start) and save homeowners money and time on the design portion of the project.

Please contact the HOA Office for details.

## NEW OFFICE MANAGER

Contempo would like to introduce its new Office Manager Christine Holcombe. Christine has 15 years of management and we are excited to have her join the Contempo team. She will be the primary point person in the office, taking over the duties and responsibilities of Ronald Parker.

We thank Ronald Parker for his service and wish him well in his future endeavors.



## UPCOMING MEETINGS

### **BOD Meetings:**

All meetings are held in Cabana 2 and start at 7pm. Each meeting starts with a homeowner open forum for comments and questions from the membership.

**April 27<sup>th</sup>**

**May 25<sup>th</sup>**

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

If interested, please contact the Office for more information.

**Applications are due by April 30<sup>th</sup>.**

## Important Contacts

Contempo Office:

**(510) 489-4440** or

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

All Day Towing: **510-471-2500**

## **COMMON AREA LIGHT OUTAGES**

There have been several reports of malfunctioning lights throughout Contempo. Although Contempo strives to fix outages quickly, there have been many complaints that the lights are not being repaired in a timely manner. Please understand that resident concerns in this area are not being ignored. There are several reasons for these delays.

In some cases, the lights in question are owned and operated by PG&E. Contempo is not allowed to work on these lights and despite many attempts to speed repairs, PG&E has been notoriously slow to respond to light outages. Efforts on this front continue.

For Contempo owned lights, Contempo strives to have issues repaired within 72 hours of a light malfunction being reported, barring extenuating circumstances like rain or damaged wiring. Unfortunately, many of the recent outages have been caused by heavy rains that have damaged the aged wiring systems that control the lights. Fixes to this issue often require trenching and rewiring the entire light, repairs that often extend past Contempo's 72 hour goal. Other lights appear to be out for extended periods of time due to repeated vandalism. Contempo is currently evaluating methods of surveillance to address this issue. Contempo hopes to continue improving on the light response time.

Thank you for your patience and cooperation in this matter. Please continue to report light outages or lights that remain on during daylight hours to the office or via the website under the "Contact Us" tab at [www.Contempo-HOA.org](http://www.Contempo-HOA.org). When reporting a malfunctioning light, please include the light pole number (when available), a description of the type of light and the nearest Contempo address to expedite repairs.



## **GREEN WASTE TRIMMINGS**

Looking to dispose of yard trimmings or other green waste?

Contempo has an arrangement with the landscaping maintenance team allowing residents to leave their landscape trimmings in a neat pile at the front of their property on the common area. The maintenance team will pick up the piles as part of their regular routine.

Piles should be picked up daily during the workweek. If a pile remains for more than two days in a row, please inform the office so the maintenance team can be directed to your area.



## **TREE TRIMMING & REMOVAL**

Contempo is actively trimming or, when necessary, removing overly large trees throughout the complex. Pruning trees enables healthier growth; extends the life of the tree; increases safety by removing dead or dangerously weighted branches; protects power lines, underground utilities and nearby structures; and controls the amount of debris falling from the tree. Trees are only slated for removal when it has been determined that the tree is damaging nearby property or poses a safety risk.

Contempo asks that residents avoid active work areas where trimming or removal is occurring. For more information or to report a tree requiring attention, please contact the HOA office.

## **CRIME PREVENTION**

Like other communities of its size, Contempo faces the unfortunate reality of crime. That being said, crime in our area continues to decline.

Contempo is lucky to have an involved police force that actively works with the community. Through engineering design, collaborating with the HOA, PG&E and the NWG, and recommendation of security and lighting improvements, the UCPD is helping Contempo deter crime and solve known issues.

But the police and HOA cannot do it alone. Much of Contempo's crime consists of crimes of opportunity: items stolen from a garage that was inadvertently left open; mail/packages stolen from unsecured porches or mailboxes; and license plates missing from vehicles. Awareness and an ounce of prevention can deter these types of crime and make Contempo less of a target.

### **PREVENTION TIPS**

- Get to know your neighbors and understand the normal activity of your area.
- If something seems off, don't hesitate to report it to UCPD at the non-emergency line: (510) 471-1365.
- Do not leave open doors or windows unattended – items can go missing in seconds.
- If cracking windows for air flow, secure with limiters to prevent windows from being forced open.
- Attend the bi-annual NWG meetings with COPPS to learn crime trends for the area.
- Consider installing a surveillance system.
- Do not leave valuable items visible in parked cars.
- Use locking mailboxes & secure package delivery.