



Contempo News



Contempo Homeowners Association

Union City, California

BOD Officer Election & Meeting Schedule

As mentioned in the last newsletter, Siegfred Magtira, Richard Allen Mackay, Jr. and Varinder Singh were elected to serve on the Board of Directors for the 2015 - 2018 term.

The new board of directors met on Thursday, October 22nd to elect officers for the current term.

The results were as follows ...

- Trong Le President
- Ruben Lopez Vice President
- Mohammed Aly Treasurer
- Jennifer Velasquez Secretary

In subsequent meetings, the BOD decided that in an effort to be more transparent, all BOD meetings would be held on Thursdays at 7 pm in Cabana 2. Due to the many issues currently facing Contempo, the BOD has been meeting weekly and expects this to continue.

All residents of Contempo are encouraged to attend board meetings. Your feedback helps determine project priority and influences the actions of the board. Your involvement will be particularly valuable as the BOD seeks to offset the deficits identified by the reserve study and restart delayed maintenance and improvement projects.

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 bulk 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**

A Year in Review

As 2015 draws to a close, it is a beneficial to take time and reflect on the progress that Contempo has made.

Many good things have happened over the last year ...

- The BOD has become more cohesive and learned to work together despite differences in opinion.
- Audits for 2013 and 2014 are almost complete.
- The 2016 reserve study is complete and accurately reflects the financial situation Contempo faces.
- Collection has restarted and Contempo has begun to recoup lost income from delinquent homeowners.
- Playground renovations are underway – equipment has already been repaired or replaced as needed and bark and border replacement in progress.
- Garage, graffiti cover and fence painting have started.
- Tree trimming is in progress and the overgrown, older trees with damaging root systems are being removed.
- The community is coming together to solve issues through the Contempo Neighborhood Watch Group.

Of course, there is still work to do. Contempo faces the possibility of due raises and/or a special assessment in the upcoming year and many major projects still remain delayed. The BOD is working to tackle these issues and with your help, 2016 will be a very productive year.

Season's Greetings and Happy New Year!

El Niño – Prepare for Rain

After four years of severe drought, forecasts indicate that California will be hit by the weather phenomenon El Niño. El Niño is caused by warmer ocean waters that redirect the subtropical jet stream and bring wild weather patterns including fierce winds and heavy rain. Although it is not yet known how strong El Niño will be, it is best to prepare before the winds and rain are a problem.

Every resident should help prepare Contempo for the strong storms. Please inspect your area, looking for leaking roofs, cracked stucco, damaged gutters, pooling water and clogged drains. Report any issues to the HOA Office immediately at www.contempo-hoa.org.

Prepare your home and family for potential power outages and/or flooding. Remember, emergency response may be delayed. Have emergency supplies (food, water, flashlights, etc.) and materials to divert water (sandbags or straw-waddle tubing) ready in advance – you don't want to need supplies during an active rainstorm.

UPCOMING BOD MEETINGS

December 17th at 7pm in Cabana 2

Regularly scheduled BOD meetings in 2016 are the 4th Thursday of the month at 7pm in Cabana 2.

Contempo NWG Events

Dec. 21 – Neighborhood Social and Holiday Party

Contempo residents are invited to attend. Contact rebuildcontempo@gmail.com for more information.

Parking Issues in Contempo

As with many densely populated areas, parking in Contempo can be problematic. In fact, lack of parking is one of the most common complaints received by the BOD. Your comments are not being ignored but please be aware that there are no active plans to add more parking in Contempo at this time.

Adding parking is not as simple as converting green space into parking lots. Not only does transforming green space require permits and approval from Union City, it requires a majority vote of homeowners and money. For now, the BOD plans to focus Contempo's resources on maintenance and improvement projects throughout the community instead of additional parking.

Be aware that lack of parking does not excuse illegally parking your vehicle. Parking along fence lines, behind garages, on grass or in no parking zones is not allowed for any reason. The Contempo Homeowners Manual (Greenbook), specifies that parking is regulated to garages and designated stalls only. Parking in unmarked areas creates extra obstacles for responding emergency vehicles. Large vehicles like ambulances and fire trucks need the open space to maneuver to reach every house in Contempo. Parking in the fire lane obstructs the efforts of these vehicles and workers, potentially causing life threatening delays. For the benefit of all residents, please do not park outside of designated areas for any reason.

All houses in Contempo are equipped with a two car garage. Please use your garage for its intended purpose. The rampant conversion of garages into storage or living spaces has significantly contributed to the parking issue.

Parking in Contempo is enforced by the Union City Police Department and is regulated by the California State Vehicle Code. Any vehicle parked in a non-designated area or not moved for three or more days is subject to citation or towing. Illegally parked vehicles can be reported directly to the Union City Traffic Unit at (510) 675-5221.

For additional information on this topic, please contact the HOA office. Thank you for your cooperation.

Feral Cat Trapping Continues

Feral cats continue to be an issue in Contempo. Although Contempo will always have some feral cats, the current population is too dense. Overcrowding has created a sickly, malnourished cat population that fights for mates and territory, destroys local property, damages landscaping and contaminates the local playgrounds.

Do not feed feral cats. Although you think you are helping the cats, you are only contributing to the problem and increasing overcrowding in Contempo.

Contempo is actively working to reduce the feral cat population through trapping and relocation. The feral cats are being humanely trapped, taken to veterinary centers for spay or neuter and relocated to farms or country homes that want experienced mousers for rodent control. The feral cats are not being euthanized or harmed. Please do not steal, trip or damage traps located around the property.

Additionally, several concerned residents in Contempo have started independently trapping cats in their areas. They have expressed interest in creating a volunteer feral cat group in Contempo. If you are interested in learning how to start trapping in your area, have identified areas within Contempo in need of feral cat trapping or would like more information, please contact the HOA Office.



Report Light Outages

Time and seasonal changes have brought darker nights and more dependence on synthetic lighting.

Help Contempo keep our communal areas properly lit by reporting any common area light outages to the HOA Office. When reporting a failed light, please provide the light pole number (if available), the address of the nearest house and a description of the light. All outages will be evaluated promptly but depending on the type of light and the type of repairs necessary, repair times may vary. Thank you for your patience and assistance.

Management Specs Sent for Bidding

After adjusting the draft to meet the specific needs of Contempo, the BOD has approved and released the Property Management Firm Specifications for bidding by local companies. Contempo hopes to have a new management firm in place at the beginning of next year.

Efforts of interim manager Patricia Arnold have been absolutely vital over the last year, but a large property like Contempo requires full-time service.