



Contempo News



Contempo Homeowners Association

Union City, California

HOA ELECTION RESULTS

Quorum for the Contempo BOD election was reached on November 3, 2016 with 204 units submitting their ballots.

The IRS proposition passed with 159 yes votes, 8 no votes and 39 units abstaining. For the position of director, Candidates Trong Le, Ruben Lopez and Bhavna Parekh were elected.

The votes were tallied as follows: Trong Le – 168, Bhavna Parekh – 149, Ruben Lopez – 133, Cameo Roberson – 126 and Hong Sheng Chen (write in) – 3 votes.

At the subsequent meeting of the BOD, Trong Le was chosen as president, Ruben Lopez as vice president, Jennifer Velasquez as secretary and Bhavna Parekh as treasurer for the 2016-2017 term.

Thank you for your participation in the election and congratulations to our winning candidates!

2016 – A YEAR IN REVIEW

The end of the year is a good time for reflection – especially as this has been a very productive year for Contempo. The BOD has come together to enforce the CC&Rs, set better policies for Contempo and develop long term plans for delayed projects throughout Contempo.

Here is a list of projects and actions started in 2016.

- Playground Bark/Border Replacement at Asimuth, Agena & Polaris
 - Start of the Roofing Project on Solar (Completion early 2017)
- Design of Scope of Work for Window Replacement and Balconies
 - Gutter Cleaning
 - Parking Enforcement started through All Day Towing
 - Institution of Light Patrols
 - Start of Regular Property Walks
- Landscaping Improvements – Tree Trimming and Bush clean up
- Collection Efforts (over \$80,000 in late dues have been recovered)
 - Efforts to Reduce Illegal Dumping or Bill Offending Units
 - Completion of the 2015 Audit
 - Passage of the 2016 Reserve Study and 2017 Budget

A lot of progress has been made but more work remains. In 2017, the BOD plans to turn its attention to Exterior Painting, Dry Rot Repair, Bark/ Border Replacement at several of the remaining playgrounds, the Siding Project at Comet Circle and enforcement of CC&R violations including improperly installed satellites, gardens in the common areas, illegal dumping and failure to properly store personal property (ex. garbage cans). We look forward to your support and participation. Contact Us at www.contempo-hoa.org for more information.

Season's Greetings and best wishes for a Prosperous 2017!

December 2016

Don't FORGET!



The 2016 Special Assessment is due by December 31st!

Avoid late fees - pay on time!

UPCOMING MEETINGS

BOD Meetings:

All meetings are held in Cabana 2 at 7pm..

December 15th

Neighborhood Watch:

Holiday Party – Cabana 2

December 19th at 7pm

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**

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

Edition 2 Volume 12

COPPS UPDATE - HOLIDAY SAFETY TIPS

In October the Contempo Neighborhood Watch invited the UCPD COPPS program to visit Contempo and provide a crime update for our area. Officer Lanier informed the group that after several quiet years, crime has started to trend upward over the last 6 months in Contempo. This trend is not unique to Contempo and has been seen throughout Union City and the neighboring communities. Most of the reported crime has been noise violations, parking violations, and property crime including stolen vehicles, burglaries and petty crime like stolen license plates.

With the approaching holiday season, there is often an increase in crime. Officer Lanier recommends being aware of surroundings and taking simple steps to make yourself less of a target. Most crimes are ones of opportunity. Reduce that opportunity by using a car alarm, keeping presents and other valuables out of site (both car and house), not carrying large amounts of money and making sure that vehicles, doors, windows and garages are properly secured when you are not present. Several of the burglaries have been items stolen from garages that were left open. Also, if someone knocks on your door, announce your presence – even if it is just to tell the person you are not interested. Most criminals are deterred by witnesses. Devices like RING or household alarms are also great deterrents.

As always, if you notice something or someone out of place, trust your gut and please report it to the UCPD. You know what is normal for your area and are the eyes and ears of the police. Be smart and stay safe this holiday season.

BOARD OF DIRECTORS VACANCY

Are you interested in becoming more involved with the HOA? Here is a great opportunities to help transform Contempo. The BOD is actively recruiting potential appointees for the BOD. Or, if you want to be involved but can't commit to being a director, ask about joining a committee like landscaping, architectural control or parking. Contact Us at www.contempo-hoa.org for info.

SOLAR CIR ROOFING PROJECT

After some unexpected delays, the Solar Circle Roofing Project is back on track. Work started in November with estimated completion by the end of January depending on weather.

Please be aware that these areas of Solar Circle are active construction sites and obey all posted signs. Thank you for your cooperation! For more information, contact the Office.

PARKING ENFORCEMENT UPDATE

All Day Towing has been actively towing vehicles throughout Contempo for the last couple of months, leaving a trail of disgruntled members that have returned to their parking spot only to find a car towed or tagged depending on the violation. Despite complaints, parking enforcement will continue throughout Contempo. Please familiarize yourself with the rules posted in last month's newsletter to avoid the hassle and costs of being towed.

There are also several misconceptions circulating regarding towing. Let me address some of them ...

Several members have claimed that towing cars has been used to raise funds for the HOA. This is not true. Contempo **DOES NOT** make any money by having cars towed. All monies are paid directly to All Day Towing with no involvement or payment to the HOA. Additionally, towing fees are established by California state law, not Contempo or All Day Towing. Enforcement is being done to improve resident safety and community beautification – not profit.

Contempo has not changed policy regarding parking. In fact, the rules and regulations that have always been in place within Contempo are simply being enforced. All Day Towing was provided with a list of our rules and the Office Manager walked the property with All Day Towing during the curb painting and sign replacement to ensure proper enforcement. Aside from restricting parking on the walkway in the office lot, no parking spaces have been removed.

A violation is a violation regardless of how glaring. If your car extends into a red curb area or you are partially parked on landscaping (dirt is considered landscaping), you are in violation. It doesn't matter if you encroach by two feet or two inches – your vehicle is eligible for towing. Make sure that your vehicle does not extend into restricted areas.

Towing enforcement is done at random according to the schedule of All Day Towing. Just because a neighbor didn't get towed from a particular spot yesterday doesn't mean that you can successfully park there today.

Parking behind a garage for loading and unloading purposes is allowed but only for a short time. There is a 30 minute grace period in which you are expected to complete your task and move your vehicle. Vehicles should have regular traffic during this time and be ready to be moved immediately if case of an emergency.

Moving your vehicle following a 3 day tag **DOES NOT** restart the clock. Following a three day tag, that vehicle is eligible for towing if corrective action has not been taken and it remains parked on Contempo property.

Parking restrictions are meant to benefit the entire community and help make the available parking spots accessible to all residents. Parking studies to add additional parking are in progress but will not be an immediate reality. Please adjust accordingly and contact the HOA or office or use www.contempo-hoa.org with questions or complaints.