

Contempo News

Contempo Homeowners Association

Union City, California

INCREASED TRANSPARENCY

The current BOD of directors is committed to keeping the Contempo membership informed. Financial documents, meeting minutes, the roof report provided by our experts in the lawsuit and other documents are all available for your perusal during business hours (Tuesdays and Thursday from 2-6pm) at the HOA office.

Additionally the board meets in Cabana 2 at 7pm every Thursday. The first Thursday of the month is reserved for a Contempo Town hall Meeting. Although every meeting starts with a homeowner open forum unless specified, the town hall meetings are dedicated to the homeowners. The membership, not the BOD, is in charge at the town hall meeting and it is not considered a board meeting. The membership can determine the topics to be discussed, ask questions of the BOD and suggest courses of action. The second Thursday of the month is reserved for disciplinary hearings and internal dispute resolution (IDR). These meetings are closed meetings to protect the privacy of the homeowner(s) involved in the hearing or dispute. The third, fourth and fifth Thursdays of the month are being used for board meetings. According to the Contempo CC&Rs, the board of directors only has to meet on the fourth Thursday of every month, but due to the current backlog of projects and paperwork facing Contempo, the BOD has determined that meeting more often is a necessity.

Homeowners are encouraged to attend meetings and town halls when possible. For those unable attend Thursday meetings or Town Halls, information from these meetings will be uploaded to the Contempo website (www.contempo-HOA.org). Decisions from these meetings affect all of Contempo, so please keep informed of the actions being taken by the board and provide your feedback.

SPECIAL ELECTION UPDATE

Due to newsletter deadlines, the results of the special election were unknown at the time of this printing. If quorum was met at the January 28 election, the results from the election have been published online at www.contempo-hoa.org. Additionally, the results will be published in the March newsletter and noted on monthly statements. Please look for additional information in these locations. If quorum was not reached and you have not yet cast your ballot for the election, please submit your ballot promptly in order to reach quorum for the deferred election on February 25th, 2016.

The special election held on January 28th is to determine if a special assessment of \$1,466.28 per household and a due increase of 49% over the 2015 dues (raising monthly dues to \$357.50 per month for 2016) should be put into effect immediately for 2016.

Please note that failure of these special election initiatives will have no change on the current monthly assessment of \$288 per month that was passed by the BOD in November 2015. Please read your monthly statements carefully to ensure accurate payments and avoid late fees or fines.

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**

UPCOMING MEETINGS

Town Hall Meeting: Cabana 2
February 4th at 7 pm

BOD meetings: Cabana 2
February 11th, 18th and 25th (if no election)

Deferred Special Election (if necessary): Cabana 2
February 25th

Contempo NWG Events

Contempo Neighborhood Watch Meeting:
Cabana 2 – February 22nd

Contact rebuildcontempo@gmail.com for more info.

PLAYGROUND IMPROVEMENTS

Although temporarily delayed by the contractor due to rain sensitive projects, playground renovations are back on track. The playgrounds at Agena, Asimuth and Polaris will start bark and borders replacement this quarter with other areas to follow as funding allows.

GET INVOLVED!

Are you interested in helping Contempo? Join a committee to influence the actions of the BOD by gathering information, representing the community at large and making policy recommendations. Potential committees include Beautification (landscaping and property improvements), Community Improvement (crime awareness and prevention community and well-being), Architectural Control (exterior improvements) and Community Outreach (planning block parties or neighborhood clean-ups). If you have an idea for a new committee or would like to join one of the committees listed above, please contact the HOA Office for details.

LEAKS

Report leaks to HOA Office immediately!
Please document any water leak from roofs, vents, windows or gutters with photos and provide the location, detailed descriptions of water stains or damages and when the leak was first noticed.

Thank you for your assistance.

SEWER MAINTENANCE

Did you know that sewer lines are broken down into distinct sections? There are the sewer mains that are maintained by the City of Union City and sewer laterals (the connection from an individual house to the sewer main) that are maintained by the property owner. In the case of Contempo, the sewer laterals are a joint responsibility between the homeowner and Contempo.

The Union City Collection Services Team routinely televise-inspects and cleans the sewer mains on a scheduled basis to keep them flowing freely. However, a clog in the lateral line is not always identified or fixed by this routine maintenance. There are several things that every member of Contempo can do to help keep the laterals in good condition and reduce costs associated with sewer lateral clean-out.

- Minimize food entering the line. Any solids, regardless of how small, can get caught on roots or other obstructions in the line and cause back ups. And never put grease, fats (like butter) or egg shells down drains or in garbage disposals. Fatty items coat the line and catch objects, obstructing flow.
- Never put oil, paint or other toxic materials into a sewer line or storm drain. These items should be taken to a recycling center.
- Avoid planting trees directly above a sewer line. Roots infiltration can damage the line, causing backups and expensive repairs.
- If your lines experience frequent back up or have other chronic problems, talk to a plumber about preventative maintenance.
- If lateral repairs are needed, use only licensed contractors to make repairs and always ask for a second opinion before starting work. Licensed contractors know the permit requirements and lateral standards of Union City, ensuring quality work and proper repairs.
- Before digging for any project, call Underground Service Alert at 811 or 1-800-227-2600 to identify underground lines.

Contempo is in the process of evaluating the laterals throughout the community. Root infiltration, aging pipelines and improper use are all contributing to sewer issues. Please do your part to reduce wear and clogging. Functioning sewer lines are a priority for the BOD and with your help, Contempo's sewers will continue flowing properly. If you have any questions, plan to do work on the sewer lateral at your residence or experience problems with your sewer line, please contact the HOA Office.