

CONTEMPO NEWS

CONTEMPO HOMEOWNERS ASSOCIATION

UNION CITY, CALIFORNIA

ROOFING LETTER

Recently a roofing contractor sent all Contempo owners a notice that it has filed a mechanic's lien. The Association's legal counsel is handling the roofing issue and is providing a letter to Contempo owners on the matter.

TWO TOWN HALL MEETINGS

32500 Meteor Drive; Union City, California

As promised in our November 2014

Newsletter the Board of Directors invites

you to two town hall meetings in Cabana 2

on Thursday at 7:30 p.m. and on Saturday

Feb 7 at 9:30 a.m.

DEAD ANIMAL COLLECTION



Alameda County Animal Control will remove dead animals. For more information about their free services and their 'for fee' dead animal collection services, please phone Animal Control directly at (510) 675-5234.

WATER SAVING WATER IS EVERYONE'S "JOB"

Contempo Residents can help! Irrigation in any single area of our community is supposed to be on only one day a week Tuesday from 10:00 p.m. overnight until Wednesday 6:00 a.m. **However, if there is a power outage of even the briefest time, the irrigation clocks often will revert to a default schedule;** the water will

run more days than we want. If you notice that irrigation in your area is running more than one day a week, please contact the Contempo office. We will have the landscape maintenance service provider send the irrigation technician on site to reset the irrigation clocks.



BOARD

BUSINESS MEETINGS

Board Business

Meetings: Cabana 2

32500 Meteor Drive

7:00 PM:

Feb. 26*, Mar. 26,

April 23, and May 28

[*Annual Election of
Directors]

CURRENT EVENTS

The Contempo Website is:

www.contempo-

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

Look on the site for copies
of Contempo HOA

Newsletters, Board Meeting

Agendas, Board Meeting

Minutes, Important

Documents, General

Notifications, and the link

to reserve Cabana 2.

Just go to the Contempo
website and follow the links
and steps.

REMEMBER:

Use of Cabana 2 is for

Owners and Residents

ONLY.

BILLING STILL NOT CORRECT?

We ask for your patience

We expect that by the March 2015 statement all accounts will be correctly stated. However, if your **March 2015** statement does not agree with your records, PLEASE contact CFM (925-566-

6800) so that, together, you can research the account and get to a correct balance.

If you **KNOW** you paid your monthly invoice "Dues" invoices and believe you should have a '\$0.0' balance, do not worry. If you personally have records showing you paid for those months, when your invoice arrives in the mail, use it to **pay only what you KNOW you owe.**

REMINDER: **PLEASE DO NOT PUT PET FOOD OUTDOORS.**

Pet food left outside attracts feral cats and other wild animals. The presence of too many cats in one area creates a noxious nuisance for the community as well as creating potential health risks for pets and people.

Contempo is working with Union City Animal Control Officers to educate certain residents about the problem they create for the community and for the feral cats by feeding them.

Residents in Contempo who continue the practice of feeding feral cats outdoors will be reported to Union City Animal Control Services and may be subject to citations from Union City Animal Control Officers.

In addition, repeat offenders may be subject to Disciplinary Hearings and the imposition of fines from the Homeowners

Association for creating a noxious nuisance.

Trapping and removing the feral cats very likely can cost Contempo HOA thousands of dollars. Contempo may charge reimbursement costs back to those Residents whose actions contribute to the feral cat populations by putting out food for them may be charged proportionate reimbursement costs.

ANNUAL ELECTION Thursday, February 26

The Annual Election of Directors is **Thursday, February 26.** The Contempo Association has contracted with an independent inspector of election service: Ballot Box to oversee the Annual Election of Directors. Ballot Box is preparing the election materials for distribution and will be mailing them to the Membership by February 1.

CONTEMPO IS A PLANNED DEVELOPMENT [PD]

Make certain you have the proper type of property owner's insurance for a **Planned Development** [a 'PD'] at Contempo (not a condominium).

Check with your own insurance carrier so you can be assured you have the right type of coverage, as well as the right amount of coverage.

If your insurance professional believes you own a condominium home at Contempo, we urge you to correct the misunderstanding as soon as possible.

There are no condominiums at Contempo; there are only 'fee simple' individually owned, planned development homes at Contempo. If you have the wrong type of insurance, you may not have the coverage you need if you have a problem and need to make a claim on your policy.

HOW TO REACH US

The Contempo **Office** is **open** on **Tuesdays and Thursdays from 2:00 p.m. until 6:00 p.m.** Patricia Arnold is serving as Interim Community Association Manager. Homeowners can meet with Ms. Arnold at the Contempo Office, or phone: **510 489-4440.** Messages left on the Contempo Office Phone are checked, returned/replied to/ as soon as possible.

If It Is Truly **URGENT**

If there is an urgent matter that cannot wait for the Tuesday -- Thursday Office hours, you can reach **Ms. Arnold** on her mobile phone at **925-381-0885.**

**NOTE: VEHICLES
"STORED" ON THE
COMMON AREA ARE
SUBJECT TO BEING
AT TOWED AT
OWNER'S EXPENSE**