

MAIL IN 2017-ELECTION BALLOTS

There was **NOT ENOUGH** Ballots to meet the required quorum of 171 ballots in the last meeting on 10/13/2016.

The meeting is now rescheduled to 11/03/2016. Ballots were sent out to those not voted yet.

Please VOTE by either:

- Return your Ballot by mail, using the provided envelopes (no stamps needed). Ballot envelopes must be signed by the owner to be counted. Please ensure mailed ballots are received by mail no later than October, 28, 2016, or
- Return your Ballot in person at the meeting at Cabana 2, 32500 Meteor Drive on 11/03/2016 at 6:45 PM.

**IF YOU DO NOT WANT TO VOTE FOR ANY CANDIDATE, PLEASE RETURN THE BLANK BALLOT.
WE NEED YOUR BALLOT TO MEET THE QUORUM.**

REPORT OF LEAKS

The 2016 rain season just started with heavy rains on Sunday 10/16/2016.

Please check and **REPORT IMMEDIATELY ANY WATER LEAKS FROM THE ROOFS, WALLS, GUTTERS, ...** by calling:

- **510-489-4400** EXTENSION 2 (**EMERGENCY REPAIRS**) in working hours on weekdays, or
- **After-Hours EMERGENCY**(nights, weekends, holidays): **925-381-0885**

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

BALCONY MAINTENANCE

As stated in the Contempo Greenbook, balconies are considered a part of the unit structure. Homeowners have full responsibility for maintenance, repair and replacement of their balcony. Contempo recommends **yearly, professional inspections to check** for dry rot, structural soundness, rail soundness and signs of deterioration like cracks, rust, salt stains or discoloration that might indicate necessary repairs or replacement.

Although homeowners are responsible for repairs and replacement, all exterior improvements require filing an Architectural Control Committee Request (ACC form) with the Office for approval **prior to work start**.

GARBAGE COLLECTION

Garbage Bin Removal - Garbage cans left out during week are creating an eyesore in Contempo. Union City's Municipal Code requires trash and recycling bins to be removed from the street curb within 24 hours of service and stored in a location screened from public view, such as a fenced side yard or garage. Contempo HOA also prohibit bins storage on common areas. Please bring in your bins promptly. Garbage bins left in common areas more than 24 hours of service should be reported to the HOA office.

Property Damage - Several residents have reported damage to fences, garages, roofs or nearby property like parked cars during trash pick-up. To avoid this, maintain three feet between garbage cans and property, two feet between bins and two feet between the bins and walls or fencing. And avoid placing bins under extending eaves. As the bin is lifted, it can hit the underside of the eave and cause damage to the trim and roof of your home

ILLEGAL PARKING ENFORCEMENT

You complained, we listened. Illegal parking and lack of enforcement is one of the most common complaints heard by the Board of Directors. Abandoned cars, parking behind garages and on landscaping, and other parking violations detract from the appearance of Contempo, inhibit emergency vehicles from responding to calls quickly and monopolize available parking spots. The BOD is looking at the possibility of creating additional parking spaces. In the interim, the BOD has decided to step up enforcement of Contempo's current parking rules.

TOW AWAY: NO approval from HOA Officials	TOW AWAY: WITH approval from HOA Officials
<ul style="list-style-type: none"> • Parking along fire lanes (red curbs, red signs/poles/stripes) • Blocking entrances • Double parking • Blocking other vehicles • Parking in front of garages or fences for more than 30 minutes (enough time for normal loading and unloading purposes) 	<ul style="list-style-type: none"> • Abandoned cars (vehicles left unmoved for more than 72 hours in a parking space) • No/Expired license plate (treated as abandoned) • Parking as storages (treated as abandoned) • Parking on landscaping (grass, mulch areas, etc.): (treated as non-sanctioned areas) • Parking on sidewalks/walkways: (treated as non-sanctioned areas) • Non-operational vehicle: (treated as abandoned)
<p><u>EXCEPTIONS:</u> commercial vehicles doing repair/maintenance/delivery and vehicles with temporary exempt placard issued by HOA Office</p> <p><u>NOTE:</u> HOA has no role of enforcing vehicle codes: i.e. treating expired/no-license-plate as abandoned on private property</p> <p>If your car has been towed, contact All Day Towing at (510) 471-2500 to arrange release of the vehicle</p>	