

Contempo News

Contempo Homeowners Association

Union City, California

Happy 2016 Contempo!

The Contempo Homeowner Association wishes everyone a prosperous New Year. The BOD expects that 2016 will be a challenging year for Contempo but remains optimistic that the difficulties dealt with this year will be for the long term benefit of every resident in Contempo. As every homeowner should be aware, monthly maintenance assessments ('dues') have already been increased to \$288 per month and may increase even more depending on the decision reached by the special election early this year. For more information regarding the dues increase or special assessment, look for additional information in this newsletter or attend the monthly Town Hall Meeting in Cabana 2 at 7 pm every first Thursday of the month to speak directly with the Board of Directors.

In 2016, the BOD is committed to restarting delayed maintenance projects including the siding replacement of 25% of the outstanding T1-11 buildings, painting of tract 3218 and replacement of the remaining roofs on the roofing project. Many other projects remain outstanding and the BOD will look to homeowners for input. Your input is essential for the long-term success of Contempo, so please participate in meetings and Town Halls or share your concerns, desires or observations with the HOA Office.

SPECIAL ELECTION

A special election will be held on January 28th for the homeowners of Contempo to determine if a special assessment of \$1,466.28 per household and a dues increase of 49% over the 2015 dues (raising dues to \$357.50 per month per household) are warranted and should be put into effect immediately following the vote.

After consultation with financial professionals and careful consideration, the BOD believes that passage of the special assessment and dues increase is the best way to meet Contempo's fiscal obligations, restart delayed maintenance projects, and restore Contempo's aging infrastructure. But the decision will ultimately lie in the hands of the homeowners. Homeowners have the ability to pass the special assessment or dues increase individually, or pass both of them together. In order to fully fund the 2016 budget, passage of both is required.

The BOD is aware of the financial strain that this increase will cause the members of Contempo but please review the financial packet sent out in November and participate in the Town Hall Meeting to be held in Cabana 2 at 7 pm on January 7th before voting. Linnea Juarez of Condominium Financial Management (CFM) will be present at the Town Hall Meeting to answer questions and address concerns from the audience. There will also be a presentation highlighting how the money raised by the special assessment and dues increase will benefit the residents of Contempo.

Please attend the Town Hall Meeting on January 7th to learn more about the special assessment and its effects.

Dues Increased to \$288 for 2016 - starting Jan 1st

Monthly maintenance assessments ('dues') provide the funds required to keep up Contempo's common areas, including patios, landscaping, swimming pools, Cabanas and playgrounds; pay for water usage in each household; and maintain the exterior of each unit including roofs and paint. As labor, utility, and material costs rise, the BOD is tasked with ensuring that the income generated by the dues is sufficient to cover the costs of the Association. After careful review, it was determined that Contempo's dues are far too low to sufficiently maintain the aging infrastructure and account for raising labor, utility, and material costs.

On November 19th, 2015, the BOD voted to raise the 2016 dues by \$44, an increase of 20%, the maximum increase allowed by California law. This raises dues to \$288 per month. The dues increase goes into effect on January 1st, 2016.

Additionally, the BOD voted to charge a 5% special assessment of \$91.08 per each household. The 5% special assessment was billed in December 2015. Please view your statement for payment details.

To avoid late fees or penalties, please review your payment method and ensure that automatic payments have been modified to reflect the new amount and pay the 2015 special assessment. Homeowners should contact Condominium Financial Services at (925) 566-6800 with any questions regarding due payments.

Thank you for your cooperation.

UPCOMING MEETINGS

Town Hall Meeting: 7 pm in Cabana 2 – January 7

BOD meetings: 7 pm in Cabana 2 –
January 14 and 21

Special Election: 7 pm in Cabana 2 – January 28

Contempo NWG Events

Contempo Neighborhood Watch Meeting: 7 pm in
Cabana 2 – January 25

Contact rebuildcontempo@gmail.com for more info.

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

Roof Gutter Cleaning

Roof gutter cleaning started on Friday, December 18th and expected to take approximately four weeks to service the entire community. Work will be from 8am to 4pm so be alert and avoid work zones if possible. Look for postings in your area with details.

Professionals will remove debris and leaves from the roof and gutters, flush gutters with water to ensure proper drainage, report damaged gutter systems to the HOA Office, and clean fallen debris from the common areas. Residents are responsible for clean-up of private areas including patios or balconies.

The gutter cleaning service is guaranteed through the first major rain event, so if you notice any drainage issues during the first storm following service, please report your concerns to the HOA Office immediately.

Did you know?

The area directly in front of your home belongs to Contempo

Did you know that Contempo owns the grass and landscaping directly in front of your home? This area is considered to be part of the common area and is maintained by Contempo. Due to budgetary constraints, landscaping has not been a priority for the last few years. Since Contempo encompasses over 65 acres, landscaping improvements will be done in sections over several years. Several concerned homeowners have asked the board about the possibility of updating the front area of their house at their own expense.

If you want to plant in the area in front of your home, please submit a Planting Plan to the Association prior to starting work. As seen in the Contempo Homeowner's Manual, approved work may substitute or add plant life but grass and trees cannot be removed in the process. After modifying the existing landscaping, the homeowner becomes responsible for maintaining the area.

Changes to landscaping must adhere to established guidelines. Although many homeowners are only trying to enhance the beauty of their entryway, changes to the common area can make it difficult for the landscaping company to effectively perform its job by preventing use of motorized equipment, result in excessive water use, inadvertently damage building exteriors or underground piping, create trip hazards and detract from the overall appearance of the community by reducing uniformity.

Be aware of the following regulations before submitting your Planting Plan. Use of rocks, stones or gravel of any size is prohibited in the front of your home. Gardens are not allowed in common areas and are restricted to personal areas (patios or balconies) only. New plants should be drought resistant. Water cannot be re-routed from Contempo water lines to create irrigation systems. Addition of structures like short fencing or patio covers requires filing an Architectural Addition Application with the Planting Plan for HOA approval.

Contempo reserves the right to remove any plantings or structures placed in common areas by homeowners. If concerned about the removal of personal plantings or structures, the BOD recommends the use of removable pots or planters for all work in the front common areas.

There is nothing like coming home to a beautifully landscaped home. The BOD does not want to stifle your green thumb; we just ask that you follow community guidelines by filling a Planting Plan first. Thank you.

For more information, please contact the HOA Office.