

CONTEMPO NEWS

CONTEMPO HOMEOWNERS ASSOCIATION

UNION CITY, CALIFORNIA

WATER



Saving Water is Everyone's "Job"

We have enjoyed an improved rainy season so far this year but the drought is far from over. We all need to continue to making wise use of our vital water resources.

Contempo Residents can help!! Irrigation in any single area of our community is supposed to be on only one day a week. 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 come on site and reset the irrigation clocks.

**HAPPY NEW YEAR!!
FROM YOUR
CONTEMPO BOARD OF
DIRECTORS**

Have Leaks?

Let us know. We realize that with the rains come the potential for roof leaks. Please inform the Contempo Office if you have to report a roof leak at your property. Be certain to add whether the leak you are reporting is in your residence or in your garage.



CURRENT EVENTS



Board Business Meetings

Board Business Meetings in Cabana 2

7:00 PM

January 22, February 26,

March 26, April 23

The Contempo Website is Up and
Running! Visit us often at

www.contempo-hoa.org

Your Association Website is new and growing! As soon as possible, we will be adding more features and content: 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 Not Correct?**We ask for your patience**

Please be assured members' payment histories will be straightened out as soon as possible. It may be that your January 2105 statement will reflect an incorrect balance as well. We expect that by the February 2015 statement all accounts will be correct.

What Is Causing the Problem?

There have been delays retrieving the Contempo payment records from the prior management firm. **If you KNOW you paid your October and/or November invoice, do not worry.** If you personally have records showing you paid for those months (cashed check), when your invoice arrives in the mail, use it **to pay only what you KNOW you owe.** If you have doubts about what you may or may not have paid in the past, contact Condominium Financial Management (CFM) 925-566-6800. CFM can tell you what their records reflect for your account at this time.

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 will be 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 for 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.

Annual Election of Directors to be Rescheduled

At a recent Board Meeting, the Contempo Directors voted to engage a professional election service specializing in conducting Annual Elections of HOA Board Members. As soon as possible, a date for the election of directors will be set and announced to the Contempo Membership.

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, **Ms. Arnold** can be reached on her mobile phone at **925-381-0885.**