

CONTEMPO NEWS

CONTEMPO HOMEOWNERS ASSOCIATION

UNION CITY, CALIFORNIA

CANDIDATES SOUGHT FOR THE SEPTEMBER ANNUAL ELECTION

The Contempo Homeowners Association will hold its Annual Meeting and Election of Directors on Saturday, September 19th at 11 a.m. There are three Director positions to be filled.

Application forms for nomination or self-nomination of a candidate for the Board of Directors are available. Completed applications must be submitted to the Office (4190 Gemini Drive) by no later than 5:00 p.m. on Friday, July 31st to be added to the ballot. Look for details regarding the Annual Meeting and the Annual Election with this mailing and in future publications.

GEMINI POOL OPEN FOR THE SEASON OBTAIN YOUR POOL ID CARD NOW

Pool passes can be obtained from Contempo Office during office hours. Additional hours may be made available so check for postings at the Contempo Office or look online at www.contempo-hoa.org for more information. Members must be in good standing ('dues' paid and no ACC violations) and renters must have a TENANT/LANDLORD LETTER on file with the Office before obtaining pool passes.

ATTENTION BUYERS & SELLERS

Contempo property owners planning to sell or refinance their property need to schedule an exterior site inspection with the Contempo Office to satisfy ACC requirements. At a minimum, we need access to see all sides of the exterior of the home, including the back patio area.

If our office receives a 'last minute' notice (less than 15 business days) from a title company or others about a home sale closing, we will order \$1500 to be held in escrow until the site inspection appointment can take place.

We want to help make your sale or refinance as smooth and trouble free as possible. So, to help us help you, and to avoid unnecessary inconvenience or delay with the inspection, please let the Contempo Office know as soon as possible when you decide to sell or refinance.

CONTEMPO OFFICE HOURS

The Contempo Office is open on Tuesdays and Thursdays from 2 to 6 p.m.. For questions or concerns regarding your monthly statement ('Dues'), call CFM directly at 925-566-6800.

REPORT GRAFFITI

Graffiti can multiply rapidly, spoiling the appearance of the community and promoting gang activity. Residents who observe graffiti anywhere in the Contempo common areas are encouraged to report it right away for prompt removal.



IMPORTANT CONTACTS

Contempo Office: **(510) 566-4440**

Patricia Arnold, Comm. Assoc.

Mgr. and after hour emergency:

(925) 381-0885

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+ days): **(510) 675-5235**

Water Violations: **(510) 668-4201**

CABANA 2 RENTAL

Hosting an event or party? Rent Cabana 2! Arrange for day rentals at the Contempo Office or online at www.contempo-hoa.org.

Reminder: Rental of Cabana 2 is only available for Members in good standing and their Renters.

Note: Rental fees were raised in June to \$500/day to offset

the costs of maintenance and improvements for Cabana 2.

SAVE THE DATE

The Annual Meeting & Election will be held on **Saturday, September 19th at 11am**

FERAL CAT TRAPPING PROGRAM CONTINUES

Contempo is working to control the growing feral cat population by trapping free roaming cats. Feral cats are a nuisance that cause damage to personal property, soil the landscaping and playground areas and can potentially carry diseases and/or parasites.

Residents are encouraged not to feed feral animals. Residents found leaving food outdoors are subject to Board Hearings and monetary fines.

Cat owners are encouraged to keep their pets indoors and to have their pet microchipped or collared for identification in case of escape.

MEMBER DISCIPLINARY HEARINGS - CAT ISSUES

The Board has begun holding Member Disciplinary Hearings in Executive Sessions with the property owners who (or whose renters) continue to feed and foster feral cats.

Fines and reimbursement assessments to cover cat control and cleanup costs can be levied on those who are not complying with the requests to stop feeding feral animals.

If you notice someone feeding feral animals in your area, please contact the office.

WATER IS PRECIOUS – HELP CONTEMPO CONSERVE

Please do your part to reduce water usage during the drought. Keep your faucets and facilities in good working order and repair any leaking fixtures promptly. Consider updating older systems to new, low flow options.

Be mindful of the valve on the wall just outside your home; this valve belongs to the individual property owner. It is the owner’s responsibility to repair or replace it if damaged.

Sweep, DO NOT WASH patios, porches and sidewalks. And do not wash vehicles on Contempo property. Please take your vehicles to a car wash using reclaimed water.

IDENTIFYING LEAKS

If you observe broken or faulty sprinklers, excessive watering in common areas, leaks or broken pipes, please call the Contempo Office promptly. If you believe that a water line is broken, try to determine if the leak is from an irrigation/sprinkler line or the main water line before calling the office so the proper vendor can be sent out to make repairs.

The Contempo Website is: www.contempo-hoa.org
 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. You may also send questions via the "Contact Us" link.

BOARD BUSINESS MEETINGS

Please join the BOD in Cabana 2 the 4th Thursday of every month at 7:00pm



Upcoming Meetings
July 23, August 27, & October 22

WINDOW REPLACEMENT

If you are planning to replace all or some of your windows, please contact the HOA **first!** You must have BOD approval, submit an ACC form specifically for windows, and adhere to HOA guidelines before beginning work.

WINDOW INSTALLTION METHODS

Two kinds of new window installation methods are possible – the new construction method and the retrofit/replacement method.

Some home improvement stores will try to convince you that installing a retrofit frame over the existing frame (aka window retrofit /replacement) is a cost saving option. However over time, retrofit windows can leak, causing dry-rot and other structural damages that require the removal of the window and incur costly repairs - an unpleasant surprise for the homeowner. As such, the HOA does not allow the installation of retrofit/replacement windows.

Window replacements must use a nail fin window (as is normally installed in new construction). This requires removal of both the existing siding and trim before the new window is fastened directly to the wall framing of the building.