

Contempo News

Contempo Homeowners Association

Union City, California

DROUGHT RESTRICTIONS

Drought restrictions remain in place throughout California. Despite the recent rains, Californians have still been asked to reduce their personal water usage. Water use in Contempo is paid for by the Association and costs the Association over \$500,000 per year. Contempo will start warning and fining homeowners observed wasting water.

- Do **NOT** wash vehicles on Contempo property – go to a car wash.
- Do **NOT** spray down patios, garages or walkways – sweep instead.
- Do **NOT** water Contempo landscaping or over water personal plants.

Any water use that results in water running from personal property, down the road or sidewalks to the sewer will be considered excessive water use.

BOD NOMINATIONS

Nominations are being accepted for the Board of Directors election in September. A nomination form was included in the June newsletter. For inclusion on the ballot, applications must be received by Friday, July 31st. Submissions are being accepted at the HOA Office or online at www.Contempo-HOA.org via the contact us form.

GARBAGE COLLECTION RULES AND TIPS

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 curb within 24 hours of service and stored in a location screened from public view, such as a fenced side yard or garage. Within Contempo, additional restrictions prohibit bins storage on common areas. Please bring in your bins promptly. Cans left in common areas or out longer than 24 hours of service should be reported to the HOA office.

Overfilled Trash Cans - Additionally, trash cans should not be overfilled or left uncovered during pick up. Open and overfilled bins attracts animals and allow garbage to spill onto common areas. If the lid of your trash can has broken or no longer works, contact Republic Services' customer service at www.republicservices.com or call (510) 657-3500 for a replacement.

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.

Recycling Pilfering - Raiding recycling bins to collect bottles and cans is illegal and inflates garbage bills for the entire community. This can also create an eyesore, as thieves throw items out of the bins to get to the recyclables underneath. If you see someone going through the recycling bins, call the police via the non-emergency number at (510) 471-1365.

UPCOMING MEETINGS

Note: Town Hall meetings have been cancelled until further notice due to lack of membership participation

BOD Meetings:

All meetings are held in Cabana 2 and start at 7pm. Each meeting has a homeowner open forum for comments from the membership.

July 21st and July 28rd

Contempo NWG Events

Neighborhood Watch Meeting:
Cabana 2 at 7pm – **July 18th**

For more information about NWG, contact rebuildcontempo@gmail.com

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 bulky 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**

NWG'S 1ST ICE CREAM SOCIAL

On June 11th, the Contempo Neighborhood Watch Group hosted an ice cream social. Residents interacted with neighbors, met with some of the HOA directors and enjoyed a variety of tasty ice cream bars! Approximately twenty-five residents attended the free event.

NWG works with the HOA to improve quality of life in Contempo by identifying areas of need and facilitating communication between residents and local organizations like UCPD. Meetings are the third Monday of each month.

BE A RESPONSIBLE DOG OWNER

Dogs contribute to the atmosphere and well-being of our community. Unfortunately, there are some pet owners who fail to adhere to Contempo's pet guidelines.

Contempo pet policies are listed in the Contempo Homeowners Manual (Greenbook) but an abbreviated list has been include below for your convenience. The full Greenbook can be found at www.Contempo-HOA.org under the documents tab.

- A maximum of two dogs are allowed per household.
- Animals are not to be a nuisance for other residents. Examples include prolonged, excessive barking or other noises, damage to personal property, or attack or interference with the freedom of lawful movement.
- Any person having custody or control of a dog is required to **immediately** required to remove any and all feces left by the animal in public areas.
- Dogs are not allowed to run at large in Contempo Common Areas. Dogs should be restrained at all times by a leash not to exceed six feet in length and remain under control of an experienced person.
- Animals in heat should be confined securely.

There is no reason not to have pets in Contempo as long as common courtesy rules are followed.

REPORT POORLY LIT AREAS

Contempo is working hard to improve outdoor lighting across Contempo. To do this, the BOD has implemented a regular light patrol to identify outages and implement repairs on Contempo owned lights. Although there are still a few lights under repair, most lights throughout Contempo are now working properly and outages are being fixed in a timely manner.

The BOD now wants to identify areas of Contempo that under-illuminated. If you notice an area of Contempo in which all the lights are working but the area still seems dark, please inform the HOA Office or use the Contact Us form on the website – www.Contempo-HOA.org. The BOD hopes to have additional lights added to these areas as funding allows.

CONTEMPO POLICY VIOLATIONS

Contempo's rules have been established to protect Association assets and enhance the living experience of all members. Enforcement of many of Contempo's policies has be lax in the past, but the current BOD will start enforcing rules – making Contempo a more desirable location for buyers and a better community for everyone.

Here is a list of Contempo policies most commonly violated by members or their tenants ...

- Unauthorized planting in common areas
- Use of common areas for personal storage
- Leaving garbage and recycling cans on common areas more than 24 hours before or after pick up
- Parking behind garages or in landscaping
- Dumping of trash in the common areas
- Improper installation of satellite dishes
- Feeding feral cats
- Failure to pick up dog feces from common areas
- Allowing dogs to run off leash or unsupervised
- Excessive noise between the hours of 10pm and 10am – loud music, hammering, etc.

Homeowners that violate policy or whose tenants violate policy will be issued a warning for a first offense. Second and successive violations will be fined a progressive minimum sum of \$50.00.

SATELLITE DISHES

Before installing a satellite dish, you must first file a form with the ACC (architectural control committee). No one, not even an installer, is allowed to access a Contempo roof without prior approval. Improperly installed satellite dishes cause costly damage to the building's roofing a exterior and can result in thousands of dollars of repairs. Satellite dishes should only be attached to building trim and should never be affixed to the roof or siding.

Examples of improperly mounted satellite dishes ...



Homeowners with improperly mounted satellite dishes will be required to make repairs at personal expense.