

# CONTEMPO NEWS

CONTEMPO HOMEOWNERS ASSOCIATION

UNION CITY, CALIFORNIA

## SMOKE ALARMS – CO ALARMS

Smoke Alarms and CO Alarms Save Lives!

Smoke and CO [carbon monoxide] alarms are **VERY INEXPENSIVE** especially when compared to the cost of replacing homes, or medical costs.

AND Union City **REQUIRES** those alarms to be in every home

One way Union City can enforce the installation of smoke and CO alarms is to inspect for them every time major repairs are being made.

Work is underway to make major repairs to a number of buildings. The permit process with the Union City Building Department requires that homes have working smoke alarms and working CO alarms. In order for permits to be granted for the work to be done, inspectors very likely will need to inspect homes where the work is being done.

**NOTE** - The unit owners, for the coming work, will **have to have** the required smoke detectors and carbon monoxide device in place for the City Inspector. Smoke Alarms are required in each sleeping room. Carbon Monoxide Alarms must be centrally located on each level of the dwelling. These monitors are available at Home Depot or other home improvement stores

Even if work is not being done, or is not planned in the immediate future for your home, it is such inexpensive insurance for protecting your home and your family. If you do not currently have those alarms, now is a good time to obtain and install them. If you do have them in your home, now is a very good time to check all the batteries in your alarms.



## BOARD BUSINESS MEETINGS

Board Business  
Meetings: Cabana 2  
32500 Meteor Drive  
**7:00 PM:**  
Mar 26, Apr. 23.  
May 28, and Jun. 23

## CURRENT EVENTS

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.

### REMEMBER:

Use of Cabana 2 is for  
Owners and Residents  
ONLY.

**SAFETY FIRST!**



! Cats! IF YOU FEED THEM, THEY WILL

COME! Letters have been sent to those several property owners whose households are reported to be putting out food to attract and feed feral cats. Those property owners have **been put on notice** that if the practice of feeding the feral cat community continues, those property owners will be subject to disciplinary hearings, possible fines and possibly charged reimbursement costs for the association's efforts to reduce or eliminate the feral cat community as well as to begin clean up of the mess the cats are making in the common areas



**REMINDER**

Vehicles 'stored' on common area property are subject to being towed at the vehicle owners' expense.

[Empty rectangular box]

**IMPORTANT CONTACT INFORMATION**



**\*BILLING ISSUES:**

**CFM at 925-566-6200**

**\*FOR TWICE YEARLY FREE TRASH**

**COLLECTION for your residence phone: Republic Waste Collection Services Company at (510 657-3500.)**

**\*CONTEMPO OFFICE 510-489-4440.**

**The Contempo Office is open Tuesday and Thursday from 2:00 p.m. to 6:00 p.m. Phone messages are checked frequently during the week.**

**\*For Animal Control and Dead Animal Pick Up: 510-675-5234**

**CONTINUED 2014 ANNUAL ELECTION**

The continued 2014 Annual Election of Directors scheduled for February 26 will have taken place after the publishing deadline for this issue of the Newsletter. The outcome of the election will be posted in the April issue. If a quorum of the Contempo Membership is reached, the ballots will be counted on February 26. If quorum on the Membership is not reached, the election will be rescheduled and a reduced quorum requirement will be used for the next attempt to complete the 2014 Annual Election

**WATER INLET GATE VALVE BELONGS TO THE INDIVIDUAL PROPERTY OWNER**

The Gate Valve (water shut off) that controls water going into a residence is part of that property. It is the owner's responsibility to repair/replace the gate valve. This may seem confusing to some of us. The Owner's handbook (Green Book) mentions that the on-site maintenance team will repair/replace the gate valve upon request if the work can be done during normal work hours. This is no longer the case. Due to Budget constraints, your HOA no longer can provide that courtesy service.



Do not wait until you have a water emergency to find out the gate valve at your property does not close properly!

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