

# Contempo News

Contempo Homeowners Association

Union City, California

## **SPECIAL ELECTION DEFERRED**

A second ballot has already been mailed to every homeowner that have not yet submitted his/her ballot for the special election. The BOD is obligated to continue pursuing quorum until this matter is resolved and each mailing incurs additional costs. Please vote promptly.

**In order to obtain the final votes still required to reach quorum, the special election has been deferred to Thursday, March 3<sup>rd</sup> at 7pm.**

If you have yet to return your ballot, please mail it before February 26<sup>th</sup> or bring it to Cabana 2 on March 3<sup>rd</sup> so it can be counted for quorum. There are still about 80 votes outstanding. A prompt decision in this election is essential in order to properly budget for the upcoming year and establish a work plan for essential projects like T1-11 siding, roofing, external painting, road paving and more. Please encourage your neighbors to vote.

## **ILLEGALLY PARKED? WRITE YOURSELF A TICKET**

Representatives of the Union City Police Department recently visited Contempo to speak at Town Hall and NWG meetings. The UCPD presented crime statistics showing normal problems for a community of our size and a marked improvement over past years.

In fact, the most common call to UCPD deals with illegally parked vehicles. In response to homeowner requests, the UCPD has promised to increase parking surveillance in Contempo (particularly at night).

Contempo roads are subject to Union City vehicle code with parking is restricted to designated stalls only. Any vehicles unremoved for 72 hours can be considered abandoned and towed at owner expense.

**Parking behind garages, along fences or in common areas is prohibited at all times!**

## **TRASH REMOVAL - FREE OR FOR A FEE?**

Every household is allowed two FREE bulky item pickups per year through Allied Waste. Simply call (510) 657-3500 to arrange for bulky item pickup and set the item(s) out with your standard trash for collection. Allied Waste does the rest with no cost to you or Contempo. Bulky items include furniture, mattresses or appliances.

Another option for refrigerators and freezers is recycling. PG&E will pay you \$35 to replace your old, functional refrigerator or freezer. Call 1-800-299-7573 to arrange pickup, PG&E will send a truck and you get the rebate. Two units per household are eligible per year.

Or continue to allow residents and outsiders to dump their trash in Contempo's common areas and you can pay for removal of their trash. Contempo pays over \$60,000 per year to control illegal dumping. This money comes out of our monthly assessments! In an effort to recoup these costs, the BOD's policy is to fine and bill for reimbursement costs anyone caught dumping in Contempo. Reimbursement costs include the property manager's time spent dealing with the matter, Medallion's time and labor costs for removal, disposal fees and other clean up expenses; this often adds up to hundreds of dollars per incident.

The choice is yours, have bulk items removed for FREE by calling for your pickup or dump your items in the common areas and pay hundreds of dollars for the convenience. Anyone with information regarding items being illegally dumped in the common areas is encouraged to contact the HOA office immediately.

## **Important Contacts**

Contempo Office:

**(510) 489-4440** or

[www.contempo-hoa.org](http://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**

## UPCOMING MEETINGS

Special Election and Town Hall:  
Cabana 2 - March 3<sup>rd</sup> at 7 pm

BOD meetings: Cabana 2  
March 17<sup>th</sup> and 24<sup>th</sup>

## Contempo NWG Events

Contempo Neighborhood Watch  
Meeting:

Cabana 2 – March 21<sup>st</sup>

Contact [rebuildcontempo@gmail.com](mailto:rebuildcontempo@gmail.com) for more info.

## NO GARDENS IN COMMON AREAS

As planting season starts, Contempo would like to extend a friendly reminder that unauthorized planting is not allowed in the common areas. Contempo is responsible for the landscaping in all common areas, including the area directly in front of each home. Gardens are restricted to private areas only and any alterations made to the front area require approval of a Planting Plan or Architectural Alteration/Addition Application prior to implementation. Be aware that alterations made to the common areas can be removed without notice by Contempo landscapers and the homeowner can be billed for reimbursement of Contempo's removal costs.



## BOD AUTHORIZED SOLICITATION?

### OH NO WE DIDN'T

It recently came to the attention of the BOD that Comcast Xfinity is sending representatives door to door throughout Contempo offering service deals for households that are not currently using Comcast as their internet or cable provider. These representatives claim that Comcast was given authority by the Board of Directors to enter the community and talk to the homeowners - **This is a lie.**

The BOD does not give out homeowner personal information or encourage solicitation. Cease and desist letters have already been sent to Comcast Xfinity to prevent this type of solicitation in the future.

Please keep in mind that although representatives may offer free installation or temporarily discounted rates, these services might come at an unexpected cost. Improperly installed items such as satellite dishes, cables or mounts may result in additional costs to the homeowners for damage to the roof, exterior walls or siding. Any changes to the exterior of the building require submission and approval of an Architectural Control Form prior to installation.

Although these representatives appear to actually work for Comcast Xfinity, use caution when opening your door to strangers. Ask for identification and never let service providers into your home that you have not personally called for service. When in doubt, report suspicious activity to the police.

Please contact the office if you notice anyone soliciting in Contempo. This is your home, protect it from outsiders.

## EXTERIOR FENCES – REPLACEMENT, REPAIR AND MORE

Who owns the fence in my patio? Who pays for repair/replacement? What steps should I take to get it replaced? Who is responsible for painting/maintenance of the fence? Confusion abounds with external fences.

Like most common fences, exterior fences are co-owned 50-50 between you and a neighbor. When a fence separates two units, responsibility for maintenance, repair or replacement is the joint responsibility of the unit owners sharing the fence. Fences between two units should be handled directly by the involved parties.

Fences bordering common area are the joint responsibility of the unit owner and the Association. Contempo is not responsible for the cost of alterations (like gates, lattice work or fence extensions) or in cases of damage due to negligence of the homeowner or other individuals. Homeowners may initiate repair or replacement of a fence shared with Contempo by notifying the Association of their intentions and submitting a written request that the Association pay 50% of the repair or replacement cost. Contempo will assess the need for replacement or repair and if warranted, send the project for bidding. To expedite the process, homeowners are encouraged to submit three quotes for the work with their request. Written approval from the Association is required before work is started and work is subject to inspection by the Association. Once the fence is in place, it will be painted by the Association.

For more information or to request fence replacement, please contact the office.