

Contempo News

Contempo Homeowners Association

Union City, California

MONTHLY ASSESSMENTS ('DUES') AND COLLECTIONS

Monthly assessments ('dues') are Contempo's primary source of income. As with any Homeowner's Association, dues are a contractual obligation disclosed when the home is purchased. Dues are set by evenly distributing costs of building maintenance, landscaping, community upkeep, utilities and management costs between homeowners. Monthly dues ensure that each homeowner pays their fair share for use of Contempo's amenities and operation.

Regrettably, not all HOs pay their monthly assessments in a timely manner, contributing to project delays, budget shortfalls and leading to higher monthly dues. Responsibility falls to the BOD to collect on this outstanding debt.

The board has established a policy that any account overdue by more than three months dues or owing over \$1000 is immediately passed to an approved collection agency. Turning delinquent accounts over to collections protects Contempo's interests by placing a lien on the house and recovering debt faster. It also benefits delinquent members by dealing with the issue quickly before fees and collection costs accumulate. Reminder notice fees, collection agency costs and interest are billed directly to the delinquent member so those timely in their payments are not penalized for other's missed or late payments. Errors happen, so Condominium Financial Management automatically waives one month's late fees per calendar year. Prolonged non-payment can lead to foreclosure.

Anyone can fall on hard times and the BOD actively works with homeowners temporarily unable to pay their dues. Please contact the HOA Office/BOD immediately if you fall arrears or need to establish an alternative payment plan. Delay only compounds the problem with the addition of late fees and collection costs.

WATER USAGE IN CONTEMPO **DROUGHT RESTRICTIONS REMAIN IN PLACE**

Despite recent rains, California still faces drought conditions and state-wide water restrictions remain in place for the foreseeable future. All Californians have been asked to continue 20% water conservation measures and Contempo needs to do its part to control water usage.

Water is one of Contempo's largest expenses. In 2015, Contempo paid nearly \$560,000 for water. Many residents are not concerned with their water usage because they consider it 'free'. That 'free' water is a major contributor to the recent due increase. Broken down by house, last year each household's share of the water cost was \$821, almost \$68/mo. That accounts for almost 24% of the monthly dues per house.

Contempo has already reduced water usage in the common areas by replacing leaking pipes and faulty timers, decreasing watering times and using innovative ways to reduce water for routine maintenance.

But common areas are not the only areas using excessive water—everyone is responsible for reducing water during the drought.

The BOD requests that all homeowners decrease their water usage to 55 gallons of water use per person per day. Take shorter showers. Turn off water while brushing teeth and washing hands. Take cars to car washes that recycle water. Don't use water to spray down patios or walkways. Don't water outdoor plants within 48 hours of rain. Report malfunctioning sprinklers and outdoor pipes to the office for repair.

By working together, it is possible to save water and reduce water related expenses; freeing that money for other needs including exterior painting, asphalt replacement and landscaping.

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**

UPCOMING MEETINGS

Town Hall: Cabana 2 at 7 pm – May 5th
 BOD meetings: Cabana 2 at 7pm
 May 12th, 19th and 26th

Contempo NWG Events

Neighborhood Watch Meeting:
 Cabana 2 at 7pm – May 16th

Contact rebuildcontempo@gmail.com for more info.

Contempo Block Party – June 11th 11am-6pm

NEW HOA DIRECTORS

Within the last few months, two directors have resigned from the BOD. Being a board member is a major time commitment and directors Neerja Saini and Larry Leung found it difficult to balance time commitments from the BOD with other responsibilities. Acting in the best interest of Contempo, these directors decided to step down and open the positions for others better able to dedicate the time required to fulfill the responsibilities a director.

To ease the burden of establishing quorum, represent a diversity of perspectives and reach more homeowners the BOD has appointed homeowners Niza Eddlemon and Cameo Roberson to fill the vacated positions. Niza will serve the remainder of Director Saini's term (through election 2017) and Cameo will fill the remainder of Director Leung's term (through election 2016). Both appointees are active members of Contempo's Neighborhood Watch Group, bring valuable knowledge and experience to the board and are committed to improving Contempo.

Niza and Cameo, welcome to the Board of Directors!

2016 POOL CLOSURE

After careful consideration, the BOD has decided that the Gemini Pool will remain closed for the 2016 swim season. Last summer between security, janitorial service, chemicals and cleaning services, opening the Gemini Pool cost Contempo over \$45,000. When compounded with nearly \$200,000 in outstanding repairs required prior to opening the pool for 2016 (including the shower remodel, plumbing changes, pergola replacement and pool deck resurfacing), the pool was determined to be too costly to operate in light of Contempo's current financial situation.

The BOD understands that the Gemini Pool is a source of enjoyment for many families and is sorry for the inconvenience the closure may cause. However, with a limited budget and other projects outstanding, opening the Gemini Pool was not identified as a priority.

FERAL CATS

WHAT IS CURRENTLY BEING DONE

Controlling Contempo's feral cat population has been a priority of the BOD for the last year but we need your help!

Feral cats are a nuisance that cause property damage, soil landscaping and playgrounds and potentially carry disease/parasites. Currently Contempo uses a two-prong approach for reducing the number of feral cats: fining feeders of feral cats and humane trapping and relocation.

Over the last year, the BOD held hearings with several homeowners that feed or allow their renters to feed feral cats. Fines and reimbursement costs have been levied against those found guilty of violating Contempo's pet policy and the noxious or offensive activity rules. After including repair of damage to Contempo common areas, property management time and trapping expenses, the cost to those feeding feral cats can be substantial.

Additionally, Contempo regularly traps for feral cats. Once caught, the cat is checked for a collar or micro-chip. If an owner is not identified, the cat is sent to be neutered, vaccinated, micro-chipped and relocated to a farm/barn interested in a mouser for control of rodent populations.

Feral cats are NOT being euthanized by Contempo.

In accordance with Contempo's pet policy, residents are allowed to keep a maximum of four pets (two dogs, four cats or any combination not to exceed four animals or two dogs). Feeding an animal assumes responsibility for that animal, classifying it as a pet under this policy.

HOW YOU CAN HELP

Residents can help with this process by neutering their pets, working with Contempo to report feeders of feral cats, requesting traps from Contempo to start personally trapping cats in their area, helping Contempo identify areas with large cat populations and not impeding the work of professionals or residents trapping the cats. Too often, traps have been stolen, vandalized, tripped or cats have been released. Residents are not helping the cats by impeding trapping efforts. Overpopulation, the current state of the feral cat population, only increases possibly of disease and starvation within the feral cat colony.

Anonymous reporting is not enough. In order to hold a hearing, Contempo requires evidence of wrongdoing – ideally records and photos showing prolonged violation of policy. If you want to see change, please provide the HOA with proof and contact information. Personal information will not be shared with anyone without your consent.

Cat owners are encouraged to keep their pets indoors and their pet micro chipped or collared for identification in case of escape and accidental trapping.

Together, we can decrease the feral cat population to a healthy level, benefitting both residents and cats.