

Contempo News

Contempo Homeowners Association

Union City, California

Contempo BOD Election Result

At the reconvened annual meeting held on Thursday, October 15th, members of the Contempo Homeowners Association elected candidates Siegfred Magtira, Richard Allen Mackay, Jr. and Varinder Singh to serve on the Board of Directors for the 2015 - 2018 term.

Congratulations and good luck to the new directors.

The new board of directors met on Thursday, October 22nd to elect officers of the BOD; determine meeting dates, time and locations; arrange the yearly BOD orientation and select signers for HOA documents, checks and other state mandated documents. The results of the meeting were not available at the time of this newsletter's printing. Additional information will be made available in the December edition.

Playground Renovations

The playgrounds at Asimuth Circle, Polaris Circle and Agena Circle will be under construction for approximately 4 weeks starting in mid November. We apologize in advance for any inconvenience this may cause, but look forward to the renovations. Additional locations will follow in 2016.

For your safety, please stay out of construction zones.

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 bulk pickup: (510) 657-3500
UCPD Non-Emergency:
(510) 471-1365

UCPD Traffic Unit (to report cars parked
3 or more days): (510) 675-5235

Water Violations: (510) 668-4201

Reserve Study Deficit

Special Assessment or Increasing Dues Coming

The Board of Directors is currently reviewing a draft of Contempo's Reserve Study - a 30 year action plan for the maintenance and upkeep of Contempo's buildings and major assets. The study outlines funding for projects like painting, road replacement, HardiePlank siding, sewer line upkeep, roofing, dry rot repair and more.

Despite having over two million dollars in the reserve, Contempo does not have enough money to fund the major improvements required by Contempo's aging infrastructure. The draft reserve study shows more than a \$2.5 million deficit that will need to be offset by a special assessment of over \$3,500 per household, large dues increases (up to 20%/year) or a combination of actions.

Funding options are now being considered. Special assessments can only be passed with 51% approval of the membership. Although an immediate impact to the wallet, special assessments allow for immediate project funding and ultimately lower costs by keeping dues reasonable over the long term. Dues, on the other hand, can be increased up to 20% per year by the BOD without a vote of the membership as allowed by the Davis Sterling Act. Although due increases will eventually raise the funds necessary, it will take longer and continue to delay projects around Contempo. To minimize the impact to homeowners, it is likely that a combination of these tactics will be used with the BOD raising dues in the interim, and the option of lowering dues if a special assessment is passed. This is not a decision that the BOD is taking lightly. Please consider these options carefully as homeowner feedback is encouraged.

No doubt, many of you are wondering how this crisis arose. Lack of proper funding stems from years of mismanagement, manipulation of past reserve studies, an aging infrastructure, maintenance delays and artificially low dues for the past few years. The current board is committed to working together to rectify the situation and start repairing Contempo.

While not an easy fix, with additional revenue and by systematically staggering projects, it is possible to complete all previously deferred maintenance by 2022. Homeowner support in this effort will be vital. More information will be made available soon.

Daylights Savings



It's time to fall back. When the clocks are about to reach 2 a.m. on Sunday, November 1, 2015, the clocks will turn backward one hour to 1 a.m. local standard time. Remember to change your clocks and adjust your schedule accordingly. The time change is also a great reminder to change out the batteries in your smoke and CO₂ detectors.

No Bounce Houses

As stated in the Contempo Homeowners Manual (Greenbook), Bounce Houses are strictly forbidden on Contempo property. This includes areas directly in front of your home.

Inflatable bounce houses create a liability for the Association and are not covered under the master insurance policy.

Companies providing the bounce house will be told to remove units immediately with no refund to be given to the client for unused time, setup or removal. Additionally, residents found in violation of this policy can be fined and/or charged for reimbursement of HOA expenses.

Do not bring bounce houses onto Contempo property for any reason. This policy extends to any large inflatable objects, including but not limited to, bounce houses, obstacle courses, slides and sumo wrestling rings.



Damaged Sprinkler Heads



Damaged sprinkler heads are a frequent site in Contempo, costing the Association \$1000's every year. The repair of each sprinkler head is approximately \$70, plus the cost of water lost to leaks. If you see a sprinkler head up after the watering cycle, please gently push or tap the sprinkler head down. Do not kick sprinkler heads.

UPCOMING MEETINGS & EVENTS

Due to holiday overlap, the board business meetings for November and December will not be held on the 4th Thursday of the month.

New meeting dates will be released shortly.

Contempo Neighborhood Watch Group Events

October 31 – Halloween Social in HOA Office

November 16 – Meeting in Cabana 2

December 21 – Neighborhood Social and Holiday Party in Cabana 2

All Contempo members are invited to attend.

Rodents and Pest Control

Bugs, creepy crawlies and rodents may be a fun part of Halloween, but most people agree that they don't belong in the house. Although each resident is responsible for pest control at their own home, Contempo uses a monthly spray rotation to keep insect populations at an acceptable level for the benefit of the entire community. Despite association efforts, preventative and extermination efforts may be required on your part. Here are some natural, do-it-yourself tips for protecting your home against invading pests.



Prevention



Prevention is key. If the critters can't enter or don't have a reason to enter, they won't become a problem.

- Seal cracks and holes on the outside of the home including entry points for utilities or pipes. Some rodents need less than a ¼ inch of space to enter. Fill holes with steel wool and Spackle.
- Keep tree branches and shrubbery trimmed and away from the house.
- Store garbage and rinsed recyclables in sealed containers and dispose of it regularly.
- Fix leaky taps to deter insects looking for water.
- Wipe down counter tops and kitchen surfaces to remove odors and food particles.

Dealing with an Infestation



If you weren't able to keep the pests from entering, you might have to deal with them directly.

- Use safe, natural deterrents like coffee grounds, mint or cornmeal on countertops or entryways.
- Plant flowers like marigolds, rosemary or catnip.
- Remove standing pools of water - mosquitoes.
- Bait rodent traps with bacon or peanut butter.
- Recruit adjoining neighbors in the fight.

If the above tips do not work, enlist a professional.