

Contempo News

Contempo Homeowners Association

Union City, California

CONTEMPO BOD ELECTION

Quorum was not reached on October 13th, even with the quorum requirements reduced to 25%. The BOD Election has been adjourned to November 3rd, 2016 at 7:00pm in Cabana 2. If you have not yet done so, please return your ballot promptly.

There are four candidates for three positions. Incumbents Trong Le, Ruben Lopez and Cameo Roberson (appointed in 2016), and new candidate Bhavna Parekh are running for appointment to the 2016-2019 term. For those that do not want to vote for a specific candidate(s), please RETURN THE BALLOT FOR QUORUM ONLY (leave the voting section blank and return as indicated).

Use the Contact Us form at www.Contempo-HOA.org with questions or for more information.



Don't forget to set your clocks back an hour on November 6th.

This is also a good reminder to change the batteries in your smoke alarms.

2016 SPECIAL ASSESSMENT

The BOD has deemed it necessary to pass a 2016 special assessment of \$150 per unit. Notices will go out on November 1st, with billing on December 1st and payment due by December 31st. Please look for these documents or review your statement to account for this charge and avoid late fees or fines. Contact CFM for questions regarding payment.

This special assessment is meant to partially offset the Contempo's reserve fund deficit. 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. Funding options to make up the rest of the deficit are currently under review. Homeowners are encouraged to provide their ideas to the BOD by attending meetings or via the Contact Us form at www.contempo-hoa.org.

The BOD plans to use this money to jump start projects throughout Contempo. Project planning is currently underway and the BOD hopes to present a comprehensive 5 year plan to homeowners shortly. Included projects are the Solar roof replacement (currently underway), exterior painting, siding change out on Comet, asphalt replacement, playground upgrades and updated drought resistant landscaping.

UPCOMING MEETINGS

Contempo BOD Election
November 3rd – 7:00pm
Cabana 2

BOD Meetings:

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

November 17th

Movie Night

October 28th – 7pm
Cabana 2

Join Contempo for some Halloween Fun!

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**


All Day Towing: **510-471-2500**

ILLEGAL PARKING ENFORCEMENT – TOWING IN EFFECT

You complained, we listened. Illegal parking and lack of enforcement is one of the most common complaints heard by the Board of Directors. Abandoned cars, parking behind garages and on landscaping, and other parking violations detract from the appearance of Contempo, inhibit emergency vehicles from responding to calls quickly and monopolize available parking spots. The BOD is looking at the possibility of creating additional parking, but that will take time. In the interim, the BOD has decided to step up enforcement of Contempo’s current rules. In August, the BOD reviewed and approved a contract with All Day Towing to enforce parking rules already in place in Contempo.



All Day Towing has already painted red curbs and posted signs throughout the community to distinguish ‘No Parking Zones’ and clarify parking restrictions and notices were left on every unit. Residents and their guests that utilize outdoor parking are encouraged to familiarize themselves with Contempo’s parking rules to avoid being towed or cited. For your convenience, a summary of parking violations and their ramifications are below. Please note the **registered** owner of the vehicle is required to release a towed vehicle and pay associated fees.

TOW AWAY: (Immediate Tow, NO approval from HOA Officials)	TOW AWAY: (Immediate Tow, WITH approval from HOA Officials)
REQUIREMENTS: Violation photo with time/date	REQUIREMENTS: Violation patrolled and tagged by All Day Towing and Violation photo with time/date
<ul style="list-style-type: none"> • Parking along fire lanes (red curbs, red signs/poles/stripes) • Blocking entrances • Double parking • Blocking other vehicles • Parking in front of garages or fences for more than 30 minutes (enough time for normal loading and unloading purposes) 	<ul style="list-style-type: none"> • Abandoned cars (vehicles left unmoved for more than 72 hours in a parking space) • No/Expired license plate (treated as abandoned) • Parking as storages (treated as abandoned) • Parking on landscaping (grass, mulch areas, etc.): (treated as non-sanctioned areas) • Parking on sidewalks/walkways or in front of white curbs: (treated as non-sanctioned areas) • Non-operational vehicle: (treated as abandoned)
EXCEPTIONS: commercial vehicles doing repair/maintenance/delivery and vehicles with temporary exempt placard issued by HOA Office	NOTE: HOA has no role of enforcing vehicle codes: i.e. treating expired/no-license-plate as abandoned on private property
DISPUTES: Directly between Vehicle’s Registered Owner and All Day Towing. No intervention from HOA.	DISPUTES: Vehicle’s Registered Owner to comply with All Day Towing for release, then dispute with HOA.

If your car has been towed, contact All Day Towing at (510) 471-2500 to arrange release of the vehicle.

BALCONY MAINTENANCE

As stated in the Contempo Green book, balconies are considered part of the unit structure. Homeowners have full responsibility for maintenance, repair and replacement of their balcony.

Most homeowners are not qualified to gauge balcony soundness. As such, Contempo recommends yearly, professional inspections to check for dry rot, structural soundness, rail soundness and signs of deterioration like cracks, rust, salt stains or discoloration that might indicate necessary repairs or replacement.

Although homeowners are responsible for repairs and replacement, all exterior improvements require filing an ACC (Architectural Control Committee) request with the Office for approval prior to work start.

Keep your family safe – get your balcony inspected!

GUTTER CLEANING

Regular gutter cleaning is essential to prolong the life of gutter and maintain proper drainage. Contempo had gutter cleaning performed throughout October in advance of the major rains. As part of the cleaning, All Pro Cleaning Services removed debris and leaves from the roofs and gutters, flushed gutters with water to verify sufficient drainage, reported damaged or broken gutters to the HOA Office for repair, and cleaned fallen debris from the common areas and sidewalks.

All Pro is not responsible for clean up of fallen debris from private areas (patios and balconies). Gutter service and cleaning is guaranteed through the first major rain event, so if you notice any issues during the first storm following service at your unit, please report your concerns to the HOA Office immediately.