

Contempo News

Contempo Homeowners Association

Union City, California

CONTEMPO BOD ELECTION

Election Day is September 29th, 2016 at 7:00pm in Cabana 2. In order to meet quorum, a minimum of 50% of ballots are required.

Ballots can be submitted via mail or in person at Cabana 2 on September 29th at 7pm. Please return your ballot promptly. In the likely event that quorum is not reached, board members will be present to accept ballots and host a homeowner open forum.

If quorum is not established on September 29th, a reduced quorum of 25% will be required at the rescheduled election on October 13th at 7pm in Cabana 2.

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 (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.

THE POTENTIAL FOR A 2017 DUE INCREASE AND A 2016 SPECIAL ASSESSMENT

With the implementation of the 2015 special assessment and the monthly assessment ("dues") increase for 2016, the Board of Directors was able to complete several projects this year. Re-roofing of the 10 buildings on Solar has been contracted, playgrounds improvements were completed at 3 sites with 4 more in progress, and implementation of regular light patrols and property walks have led to improved lighting, landscape improvements, tree trimming, sewer line repairs and reduction of illegal dumping. Efforts are already underway to start siding and exterior painting projects in 2017.

The BOD is currently reviewing the 2017 Budget and 2016 Reserve Study. It will have to decide if current funding, mostly derived from dues, is sufficient to meet upcoming expenses (rising utilities, yearly operation and normal maintenance) and account for future expenses including exterior painting, asphalt replacement, siding, sewer line upkeep, dry rot overhaul, pool repair, common area improvements and more. Projected costs over the next 10 years are substantial due to Contempo's aging infrastructure.

It is likely that current dues are NOT sufficient to offset these costs.

Davis Sterling Act authorizes the BOD to implement a due increase up to 20% per year and a 5% special assessment of the year's budget without a vote of the membership. The BOD understands the financial impact this will have on homeowners but all options are being considered at this time. This is not a decision that the BOD is taking lightly.

Homeowner feedback and support will be vital. More information will be available soon. Comment at Contact Us at www.Contempo-HOA.org.

October 2016

UPCOMING MEETINGS

Contempo BOD Election

ONLY to be held if quorum is not reached on September 29th

October 13th – 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.

October 27th

NWG - Annual COPPS Meeting

October 17th – 7pm

Cabana 2

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**

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DISCARDING FOOD SCRAPS IN COMMON AREAS ATTRACTS RODENTS!

On August 20th, members of Contempo's Neighborhood Watch Group participated in the first "Make Contempo Beautiful" day. Residents worked together to pick up the trash littering Asimuth and Comet circles. Over two hours, over eight bags of garbage, four shopping carts and other miscellaneous items were identified and collected. It was a great community event and something that the NWG hopes to continue in other areas!

During the event, volunteers came across areas with "tossed out" food scraps. Bread, pasta, crackers, rice, beans and other food items littered the ground. After talking with nearby residents, it was discovered that the left overs are tossed into Contempo's common areas to feed the birds.

Did you know these food scraps actually attract rodents and other pests (mice, rats, raccoons & possums)?

Food scraps need to be disposed of properly to avoid attracting these rodents. Rats, mice, raccoons and possums are responsible for the transmission of many diseases, can cause injury/illness to pets, have destructive feeding habits and their nesting behaviors can compromise the structure of infested buildings. Additionally, raccoons are not timid creatures. They can be aggressive and resistant to attempts to "shoo" them away. Although some residents may feel like they're being "helpful" by throwing out food scraps for the birds, it actually creates a bigger problem in Contempo.

How would you feel if you saw a rat run across your back patio? Or caught a raccoon in your front yard? Share this information with your neighbors and help deter a rodent population from growing in Contempo!

Dumping trash in Contempo's common areas and feeding feral animals are policy violations. The remedial costs accrued by Contempo to correct such violations will be charged back to the homeowners responsible.



GARAGE CONVERSION LIMITS PARKING

When Contempo was designed back in the early 1970's, units were built under the assumption that they would be used for "single families". Contractors equipped each unit with a two car garage, despite the fact that most families at the time only owned a single vehicle.

Forty plus years later, the Bay Area has seen a tremendous growth in population, dwindling housing inventory and a high cost of living that has forced many families to combine households and redefine the normal living structure. As such, there are now "multi-families" living in many homes originally designed to house only 4-5 people with no more than 2 cars. This puts additional strain on the existing infrastructure including plumbing, electrical, sewer lines and parking availability.

Of these issues, the lack of parking in Contempo is the most common concern shared with the BOD. The BOD is actively working to help alleviate parking issues, but one way Contempo residents can assist is to use their garages for parking cars instead of other uses.

Be advised, Contempo CC&Rs (Article XII Use Restrictions – Sections 2 and 13) prohibits the use of a garage for business purposes or as a temporary or permanent residence.

The HOA understands the need for additional space and cannot force residents to use their garage for parking but the HOA is cracking down on illegal parking, including parking behind fences, in "no parking" zones and on grassy areas. Residents will soon find that the capability to "use your garage" for parking will become even more valuable, as well as practical. Together we can help alleviate our community wide parking issues.

Please share this information with your neighbors.

CONTEMPO COPPS MEETING

Confirmed for Monday, October 17th at 7pm

Members of the UCPD Community Oriented Policing & Problem Solving ("COPPS") Unit will host a meeting to share important information specific to Contempo and how they'll work with us to keep our neighborhood safe.

This is a great opportunity to meet the police officers working in Contempo, hear local crime statistics, ask questions and learn how we can help to reduce crime.

Join the Contempo "NWG" and the "COPPS" Unit in Cabana 2 on **Monday, October 17th at 7 pm** to learn more about what's going on in our neighborhood.

REPORT NON-FUNCTIONAL LIGHTS

Winter is coming. Longer, darker nights will soon be upon us and it is essential that Contempo's outdoor lights are working properly. Please report any light outages to the Office or at www.Contempo-HOA.org

When reporting a non-functioning light, please provide a description of the light, the pole number (if available) and the nearest house address. This ensures that the right fixture is being monitored and fixed.

With regular light patrols, most lights in the community are already working properly but that doesn't mean we can't do better. If you notice an area of Contempo in which all the lights are working but the area still seems under lit or dark, please inform the HOA Office or use the Contact Us form on the website. The BOD will map these areas and explore the possibility of adding additional light fixtures to remedy the situation. Help keep Contempo well lit and safe.