

CONTEMPO NEWS

CONTEMPO HOMEOWNERS ASSOCIATION

UNION CITY, CALIFORNIA

CONTEMPO BOD ELECTIONS

If quorum was not reached on September 17th, the election process will reconvene on October 15th at 7:30 p.m. in Cabana 2 with a reduced quorum requirement of 25% of the membership. Every time the election is delayed, it costs the association money for additional vendor costs. Make it a priority to cast your ballot today!

ROOF ACCESS

According to the Contempo Homeowners Manual (Greenbook), going onto the roof without prior approval from the Architectural Control Committee (ACC) is considered trespassing. No one is allowed access to the roofs without prior approval from the ACC, not even satellite TV installers or contractors. Violators will be fined.

NEIGHBORHOOD WATCH

Safety is a shared effort. Everyone in Contempo, homeowner and renter alike, is interested in keeping Contempo a safe, enjoyable place to live. A group of residents is interested in restarting the Contempo Neighborhood Watch Program. These programs help reduce crime, mend relations with the local police and unite the community. If you are interested in participating or learning more, please contact Cameo Roberson at rebuildcontempo@gmail.com.

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+ days): **(510) 675-5235**

Water Violations: **(510) 668-4201**

Happy Halloween

Before going on the hunt for candy and treats, read our list of tips to make the most of your Halloween.

Tips for Trick-or-Treaters

- Plan a route in advance and walk it during the day looking for obstacles.
- Have an adult accompany children of any age.
- Make yourself visible by using reflective tape or lit items like flashlights, glow sticks or flashing shoes.
- Wear comfortable shoes – preferably sneakers.
 - Avoid masks – opt for face paint instead.
- Hem costumes so they don't drag on the ground.
- Carry soft, flexible props or leave them at home.
 - Only visit houses that are well-lit.
 - Never enter a house you don't know.
- Discard any candy that is open or damaged.

Tips for Residents Passing out Candy

- If planning to hand out candy, keep your house well-lit and turn off the lights when you are done.
- Relocate outdoor items like toys or hoses that may become tripping hazards in the dark.
 - Light pumpkins with LEDs instead of candles.
 - Secure your pets (particularly cats).
- Stop handing out candy and turn off your porch light by 9 pm to discourage late night visitors.

GARBAGE CAN PLACEMENT

It's a weekly routine that's second nature – collect the inside garbage and roll out the trash cans. Unfortunately, many Contempo residents inadvertently place their garbage cans in areas that can cause damage to fences, garages, roofs or nearby property like parked cars.

Follow these guidelines to reduce accidental damage

Maintain three feet between garbage cans and cars, two feet between cans and two feet between the bins and walls or fencing. Placing cans too close together, near property or against a garage or fence does not provide enough clearance for the automated trucks to operate safely.

Avoid placing cans under extending eaves. As the can is lifted, it can hit the underside of the eave and cause damage to the trim and roof.



Remember to bring in your cans promptly. Union City's Municipal Code requires trash and recycling containers to be removed from the curb within 24 hours of service and stored in a location screened from public view, such as a fenced side yard or garage. Cans left out longer than 24 hours of service should be reported to the HOA office.

UPCOMING MEETINGS & EVENTS

Board of Directors Election Continued

Thursday, October 15th at 7:30 p.m. in Cabana 2

Board Business Meeting

October 22nd at 7 p.m. in Cabana 2

PUMPKIN CARVING CONTEST

Submit your entry to the Contempo Pumpkin Carving Contest! Bring your carved pumpkin to the HOA Office by 4pm on Halloween. Pumpkins will be on display from 5pm to 8pm for community voting with \$50 gift cards awarded for first and second place!

Expert Pumpkin Carving Tips

Use these professional pumpkin carving tips to bring your jack-o-lanterns to life.

- Leave pretty pumpkins in the patch. Perfectly round pumpkins don't have as much personality. Go for an ugly, oblong pumpkin that shapes to the design you have in mind. Bumps and warts just add character.
- Look for options. Turn your pumpkin on its side or even upside down. Make the stem a nose or cut off the stem and place the pumpkin upside down to provide yourself a better carving surface. A hole can be cut in the back of the pumpkin for seed removal.
- Don't feel obligated to cut all the way through the pumpkin. Triangle eyes and toothy smile may be the norm, but don't limit yourself. Use the depth of the pumpkin flesh to create a 3D image.
- Have a plan. Draw your design on the pumpkin with a water based marker first. Once you create a design you like, go over those lines with permanent marker. Use a damp cloth to remove the other lines and you are ready to start carving.
- Use a sharp knife that has good weight in the hand. Carving knives like a Buck 110 are recommended but a sharp kitchen knife will do. Fancy tools are fun but everything can be done with a standard knife.
- Have little ones that are not ready to use a knife? Let them join in on the fun with markers and paint.
- Heat sources like candles decrease the life of a pumpkin – try LED lights instead. Plus no fire danger.
- immortalize your pumpkins with a picture. Because a pumpkin is over 90% water, there is no reliable way to make a carved pumpkin last more than a few days after it has been cut.



Lien Update

The Contempo Homeowners Association (“HOA”) was served with All Seasons Roofing & Waterproofing, Inc.’s (“ASR”) Complaint and the HOA has answered.

Given that the claims and issues in ASR’s Complaint are the same as those in the Cross-Complaint against ASR, we asked the court to consolidate the HRB and ASR lawsuits. The court granted that request. Therefore, all of the claims will be heard by one judge in the same case.

The HOA’s Cross-Complaint has been served on ASR, Professional Painting Company (“PPC”) and Procraft / Promax Builders, Inc. (“Promax”). ASR and PPC have answered and are active in the lawsuit. PPC has not responded.

The next phase of the litigation is the discovery phase. During this time, parties exchange written requests for information and documents, depose witnesses, conduct site inspections, and exchange their experts’ opinion on the construction issues.

Residents can assist in the legal process by reporting any problems you have noticed or experienced with roofing, siding (Hardieplank) and exterior painting to the HOA Office ASAP.

Homeowners should be very mindful of the impact that public statements about the HOA’s legal case may have on the outcome of the lawsuit and would be well advised to contact the HOA before distributing any “new information” and/or “unofficial news” to ensure its accuracy.

Examples of Satellite Dish ACC Violations

Satellite dish installation requires ACC approval and should not be mounted to the building siding or roof – only building trim.



Happy Carving!!