

## **BE ON ALERT – INCREASED PROPERTY WALKS & TOWING TO BEGIN COURTESY NOTICES AND SUBSEQUENT BILLINGS TO FOLLOW FOR VIOLATIONS**

Contempo has seen a drastic increase in policy violations and has received many complaints from residents on these violations. Common violations include, but not limited to, exterior work performed without prior review and permission of the ACC, improperly installed satellite dishes, illegal dumping on common grounds, parking violations, excessive watering, trash cans being left in common areas for extended periods of time, feeding of feral cats and more. Despite highlighting these issues in recent newsletters and intense discussion at BOD meetings, the frequency of violations have increased in recent months. These CC&R rules and policies are in place to benefit the entire community by maintaining Contempo's common areas and **reduce costs to all Homeowners**. When Contempo has to pay for extra garbage removal or extra repair damage to common areas due to homeowner's neglect, that money comes out of your pocket and slows the start of projects meant to benefit Contempo.

The BOD's goal is to maintain a safe and clean environment within Contempo. When purchasing a residence in Contempo, all homeowners agree to comply with the policies outlined the CC&Rs and the Contempo Homeowner's Manual (aka Greenbook). These documents are posted at [www.Contempo-HOA.org](http://www.Contempo-HOA.org) under Documents and Forms for easy access and review. Lack of knowledge is not a valid excuse for failure to adhere to policy. Please familiarize yourself with Contempo's policies. Past enforcement may have been lax, but that will change going forward.

To facilitate adherence to established Contempo policies, the BOD has decided to implement an escalated schedule of property walks throughout the community. Observed violations will be noted and the homeowner will be sent a courtesy notice of the pending violation(s) and a date by which the violation must be resolved. Failure to resolve the issue(s) in the allotted time will result in additional charges being added to your monthly billing statement from CFM to enable the HOA to rectify the situation. These extra billings will also apply for repeat or continued violations.

These charges are meant to offset costs of the property walks and avoid applying the cost to all homeowners. In addition to billing for violations, the HOA will charge back expenses associated with removal of dumped items, repair of damaged common areas or other items paid for by the HOA to the homeowner(s) responsible.

Additionally, Contempo is currently reviewing a contract with All Day Towing (510-471-2500) – a service used by other local HOA's that will tow cars illegally parked throughout the property. Cars will be towed for the following violations: blocking entrances, double parking, parking in fire lanes, parking along areas designated with no parking signs, parking on landscaping or other non-sanctioned areas and unattended parking in front of garages or fences... For violations in parking spaces such as expired license plates, no license plates, parking more than 72 hours and parking of storage containers, All Day Towing can tow the vehicle if the violations have been tagged for 72 hours or more. All towing costs must be **paid by the registered owner directly to All Day Towing before release of the car**. There will be no involvement by the HOA.

To **report violations**, request more information, or reply to a courtesy notice or fine, please contact [www.Contempo-HOA.org](http://www.Contempo-HOA.org) or speak with Office Manager in the HOA Office Tuesdays and Thursdays from 2-6pm.



ILLEGAL DUMPING ON COMMON AREA



CAR WASHING AND EXCESSIVE WATER



PARKING ON SIDEWALK



STORAGE PARKING ON COMMON AREA



TRASHING COMMON AREA



VANDALIZATION OF COMMON AREA



SATELLITE ON ROOF



TRASH CANS BEFORE AND AFTER PICKUP DAY