

CONTEMPO NEWS

CONTEMPO HOMEOWNERS ASSOCIATION

UNION CITY, CALIFORNIA

CONTEMPO BOD ELECTIONS

Make your voice heard by electing your choices to the Contempo Board of Directors. The BOD is responsible for the upkeep and maintenance of the community, enforcement of the CC&Rs, selection of vendors and the daily business of Contempo, so this is not a decision to be taken lightly.

There are five candidates competing for three spots on the board. The candidates are incumbent Manny Coloma, former director Jim Beardsley and new applicants Siegfred Magtird, Richard Allen Mackay, Jr. and Varinder Singh.

Ballots were sent out in late August with the election to be held on **Thursday, September 17th at 7:30 p.m.** Come get to know the candidates on Thursday, September 3rd at 7:30 p.m. This a great opportunity to ask the candidates questions about their experience and plans for Contempo.

Please return your ballot promptly for a timely election. If you do not want to vote for a candidate, check the appropriate box and return your ballot for quorum. A quorum of 50% of the eligible votes are required for a valid election on September 17th. Delays require additional meetings and expenses so please vote on time. Quorum requirements will drop to 25% of eligible votes and a new meeting will be set if there are insufficient ballots on the 17th.

HEADING BACK TO SCHOOL

SHARE THE ROAD

As the summer comes to a close, more people flood the road with set schedules, especially during time school drop off and pick up. As a community we need to adapt to this change. Motorists, budget extra time to get to your destination and be aware of the additional pedestrians, buses, bicyclists and cars on your route, especially if you live or work near a school. Parents, work extra time into your routine and use safe practices during school drop off and pick up. Carpooling is a great way to reduce school traffic, so try to coordinate rides with other parents in the neighborhood. Remember, more children are hit by cars near a school than anywhere else.

Slow down in the school zone!

EMERGENCY PLANNING

The end of summer is also a good time to revisit your family's emergency plan. Does everyone in your household know what to do in the case of an emergency? Use the start of school to update your emergency contacts, prepare a stock of emergency supplies and establish a family meeting spot. And once you have a plan, test it. Testing your plan will help to identify areas of improvement and lets you know what works. Don't forget to factor in your pets.

IMPORTANT CONTACTS

Contempo Office: **(510) 489-4440**
or **www.contempo-hoa.org**

Patricia Arnold - Community
Association Manager &
After Hour Emergencies:
(925) 381-0885

Condominium Financial
Management (CFM) Office:
(925) 566-6800

Free bulk pickup: **(510) 657-3500**

UCPD Non-Emergency:
(510) 471-1365

UCPD Traffic Unit (report cars
parked 3+ days): **(510) 675-5235**

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

ILLEGAL DUMPING - Ugly and Costly

Illegal dumping in Contempo has created a community eyesore and costs the Association \$60,000 per year to control. Between the costs of removal (\$700 to empty the debris box plus \$50/extra like mattresses) and manpower (\$3,000/month for 3 day collection and \$300/month in managerial time), costs average \$5000 per month! Recently, there have been many complaints about the lapse in pickup, but to have 5 day pickup, manpower costs alone would increase to \$5000/month. This is money out of your pocket - is this really how you want to spend it?

There is an easy solution. Take advantage of the two FREE bulk pickups provided yearly through Allied Waste. Just call (510) 657-3500 to arrange for bulk pickup with your standard trash collection. Allied Waste will do the rest with no additional cost to you or Contempo.



And don't let people trash Contempo - report dumping to the HOA Office. Homeowners leaving trash in the common areas will be fined and billed for the removal costs. Landlords, you are liable for vacating tenants that leave bulk trash behind. Any others dumping within Contempo will be reported to the police.

CONTEMPO POTLUCK

Please join us for the Contempo Community Potluck on **Saturday, September 19th at 11 a.m.** This is a great opportunity to meet other concerned members of Contempo and talk with the Board of Directors. This is not a formal meeting, just a community gathering. Please bring a potluck dish that serves between six and eight people, sport your favorite swimsuit and come have fun with the neighborhood.

The BOD will provide drinks, plates, napkins and utensils for the Potluck and the pool at Cabana 2 will be open for swimming. All children under 14 must be accompanied by an adult. Games and activities will also be set up for the kids. We look forward to seeing you there!

UPCOMING MEETINGS & EVENTS

Meet the Candidates Night

Thursday, September 3rd at 7:30 p.m.

Board Of Directors Election

Thursday, September 17th at 7:30 p.m.

Board Business Meetings

Every 4th Thursday of the Month at 7 p.m.
with the next meeting on October 22nd

Poolside Improvements

Due to safety concerns, the BOD recently voted to remove outdated and compromised structures located in the poolside areas at Gemini and Cabana 2.

Gemini Pool Area

You may have already noticed construction in this area. Crews have been hard at work to replace the shower stalls at the pool, take away broken chairs and tables, and remove the overly large palm trees and worn benches located in this area. The BOD apologizes for the inconvenience caused by the shower closure to pool users this season but the extensive damage due to a hidden water leak was unforeseeable.

Cabana 2 Pool Area

Cabana 2 is also seeing changes. The broken, white picket fence in front of the building will be taken down. In the back by the pool, the pergola, the steel pole and the unsafe benches are all scheduled for removal. The BOD hopes that these changes will create a more open, enjoyable location for Cabana 2 users.

Satellite Dishes, Cables & Patio Covers – Oh My!

There is a lot of confusion when it comes to the types of changes a homeowner can make to the exterior of their home without getting prior approval from Contempo's Architectural Control Committee (ACC). Much of this confusion stems from owners not knowing when or how to submit architectural requests. The process is actually quite easy.

When do I have to submit an ACC application?

Any work that changes the exterior appearance and/or penetrates the skin of the building (paint, stucco, wood trim or siding) requires the submission of an application to the ACC and a written approval from the ACC before work begins. This includes but is not limited to the installation of satellite dishes, the attachment of cables along the exterior of the building, and the addition of awnings, patio covers or chimneys that connect to the home or garage.

This may seem extreme, but it is really for your benefit. Having an established set of standards protects property values by preserving a uniform appearance to the buildings and ensures that previously established guidelines are followed during installation. For example, in the case of satellite dishes, regulations state that satellite dishes cannot be over 39 inches in diameter, require installation by a licensed contractor, specify acceptable locations of installation and provide requirements for where and how the cable enters the building. These regulations reduce the risk of satellite collapse, thwart the introduction of water, insects, mold and debris into the walls, prevent neighbors from installing large, unsightly satellite dishes, and help maintain a cleaner look to the buildings.

How do I submit an ACC application?

If you are planning any exterior improvements, please submit an ACC application (found online at www.contempo-hoa.org or in the HOA office) to the office first. Your application should include details of the planned improvement such as the type of project, site location, materials to be used, planned start date, and your preferred contractor.

Let's work together to achieve the goal of maintaining the integrity, beauty and safety of Contempo. Any additional questions should be directed to the HOA office.