

Contempo News

Contempo Homeowners Association

Union City, California

BOD CANDIDATE NIGHT

Election season is upon us once again. The director positions currently held by Directors Trong Le, Ruben Lopez and Cameo Roberson will be the focus of the upcoming election. Elects will serve for the 2016-2019 term. Come meet the candidates on Thursday, September 1st at 7pm in Cabana 2.

There will be a brief Town Hall meeting followed by the opportunity for each candidate to make a brief presentation and field questions from the membership. All Contempo members are encouraged to attend.

CONTEMPO BOD ELECTION

Ballots for BOD the election will be mailed to the address of record for each homeowner in August. Please return your ballot promptly for a timely election as ballots need to be in hand prior to Election Day – September 29th, 2016 at 7:00pm in Cabana 2. Ballots can be submitted via mail or in person at Cabana 2 on September 29th at 7pm.

A quorum of 50% of the eligible votes are required for a valid election on September 29th. There is an option on the ballot to RETURN FOR QUORUM ONLY for anyone that does not want to vote for a specific candidate(s) but wants their ballot counted toward quorum. Quorum requirements drop to 25% of eligible votes and a deferred election date will be set for October if there are insufficient ballots on September 29th.

Based on past experience, it is unlikely that quorum will be met on September 29th. In the event that quorum is not reached, board members will be present to accept ballots and host a homeowner open forum.

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

NEXTDOOR – AN ONLINE COMMUNITY

NextDoor is an online social media site used country wide. It connects neighbors and facilitates communication with local organizations.

Contempo NextDoor is a private group, dedicated exclusively to Contempo residents. It is used to discuss neighborhood concerns, share crime safety tips, post events or items for sale (garage sales), exchange ideas and open conversation between neighbors.

It's free to sign up and a great way to stay connected to the community. You can sign up directly by downloading the app on your smartphone or online by visiting <https://nextdoor.com/invite/reubsdvcyejihymrswmm>.

Note – this social media outlet is NOT affiliated with the Contempo HOA.

September 2016

UPCOMING MEETINGS

Town Hall Meeting & Candidate Night
September 1st – 7pm
Cabana 2

Contempo BOD Election
Based on past experience, it is likely that quorum will not be reached on this date.
September 29th – 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.
September 22nd

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**

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

Contempo has seen a drastic increase in policy 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 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 garbage removal or repair damage to common areas due to homeowner 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 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 from All Day Towing – a service used by other local HOA's that will tow cars illegally parked throughout the property. Cars can 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 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 request more information, report violations or reply to a courtesy notice or fine, please contact www.Contempo-HOA.org or speak with Office Manager Ronald Parker in the HOA Office Tuesdays and Thursdays from 2-6pm.

MALFUNCTIONING SPRINKLERS

Please report any sprinklers that appear to be malfunctioning to the website at www.contempo-hoa.org or to the HOA Office.

Malfunctioning sprinklers include broken or leaking sprinkler heads; sprinklers that never turn on; sprinklers spraying onto parks, paths or driveways; and sprinklers that are off the water cycle (on during the day time).

Sometimes, sprinkler heads do not retract properly following the watering cycle. If you notice this, please gently tap the sprinkler head down. Repair of damaged or broken sprinkler heads cost \$70 per sprinkler head, adding up to thousands of dollars per year.



Do your part by treating raised sprinkler heads with care and reporting issues promptly.

NO BOUNCE HOUSES

As stated in the Contempo Homeowners Manual (Greenbook), Bounce Houses are strictly forbidden on Contempo property. Although fun, bounce houses do not belong on Contempo property.

Inflatable bounce houses are not covered under Contempo's master insurance policy, creating a liability.

Companies providing the bounce house will be told to remove the unit immediately with no refund to be given to the client for unused time, setup or removal. Additionally, residents found in violation of this policy can be billed for reimbursement of HOA expenses resulting from the incident.

This policy extends to any large inflatable objects, including, but not limited to, bounce houses, obstacle courses, slides and sumo wrestling rings.

