



# COMSTOCK CALLER

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"A Community that Cares"

## Board's Corner



As always, you'll find our current meeting agenda, policies, previous month's minutes and other information on our website.

The annual budget package was mailed to all homeowners of record on November 1<sup>st</sup>. Please note the increase to assessments effective January 1, 2018. 2-bed condos will pay \$320, 3-bed condos will increase to \$384 per month.

If you have bill pay set up with your bank, make sure you adjust the amount after your December payment in order to avoid incurring late fees in January.

The next meeting is scheduled for Tuesday, December 19<sup>th</sup> at 7 PM at the Concord Senior Center, 2727 Parkside Circle, Concord.



### Who to contact???

**For insurance certifications:** Owners can contact our insurance agency at 877-317-9300 or go on line to <https://www.eoidirect.com/> to obtain a renewal certificate at no charge. Note, there is a charge for certificates issued for sales and/or refinancing purposes.

EOI

Call **Wastexperts** at (925) 484-4422 to arrange for pickup of items that will not fit into the dumpster. Do NOT leave chairs, mattresses, lamps, appliances or other items on the ground! If you are observed dumping items, not only will you be charged the fee for pick up but you will also incur an administrative fee of \$50 plus potential fines.

Call **Roto Rooter** at 925-798-2122 if you have a problem with water backing up into a sink or tub, DON'T DELAY in calling a plumber. Regardless of whose "fault" it is, get the problem fixed. If it is a common line, the HOA will reimburse you for the cost of the visit. Waiting only causes more problems for everyone. Tell them you are a Comstock HOA resident and you should get the discounted rate of \$142.83 (overtime – after 5

PM – is \$169.49). Of course you can call any plumber you wish, however Roto Rooter is very familiar with our buildings and can quickly resolve problems.

**For Graffiti:** City of Concord Graffiti HotLine (925) 671-3080 Office

For **issues like dumping or debris in the flood canal** at the side of Rick Seers Park: County Flood Control Channel (925) 313-7038

**For barking dogs:** Contra Costa County Animal Services (925) 335-8300 Office

Last, but not least, download **Concord Connect** to your smartphone! With this new tool, you can submit, track and view nearby service requests.

This mobile app is full of features allowing citizens to report such things as potholes, illegal dumping, abandoned vehicles, graffiti, malfunctioning streetlights or signals, and other neighborhood issues. The reports are sent directly to the appropriate City department. Residents can see a map of all requests and the status of each one.

Note: there is **NO POOP FAIRY!** Whether you are walking your dog along the sidewalk, in the Sierra Rd. park, or in the common area, you are required by law to clean up after your animal. There are bags at the end of 2033, behind 2037 and at the park in 2 locations. Do your part. Children play in these areas.



### GARAGE STORAGE RULES



Recently it seems the issue of garage storage is getting out of hand. The Board enforces the rules regarding the limitation of garage storage.

You may have no more than 3' of storage at the front of your garage. No storage is permitted on the sides of your vehicle because it interferes with neighbors. You MUST be able to park a car in your garage. Parking is limited. You may NOT use your garage for storage. Rent a storage space somewhere. NO mattresses or appliances are permitted to be stored.

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