



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 the Policies and Notices section of our website.

The next meeting is scheduled for Tuesday, March 20th at 7 PM immediately following the annual meeting. Both are held at the Concord Senior Center, 2727 Parkside Circle, Concord.



Annual Meeting Scheduled

Our Annual Meeting is scheduled for March 20th at 7 PM. Ballots have been mailed. It is URGENT that all homeowners return these ballots so we can have a quorum for the meeting. If you prefer not to vote, you can mark your ballot for Quorum purposes only. Either way, we really need your participation in this important balloting process.

PARKING IN COMMON AREA



The tow company is authorized to tow from the Fire Lanes without a signature anytime a complaint is received. They also do random passes and are authorized to tow any vehicle illegally parked in common area Fire Lanes. These Fire Lanes are clearly marked in Red.

From a PRIVATE SPACE: the owner or tenant is authorized to tow a vehicle from their private space at any time (day or night) provided they show you id with the correct address on it. Management may also tow from private spaces. If you rent, lease or "lend" your private spot to someone else, you must notify the association office IN WRITING.

From a FIRE LANE:

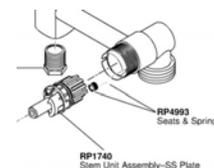
Towing from marked FIRE LANES can be requested by any resident (owner or tenant). In addition to responding to specific requests for tow, B & D is authorized to randomly tow any vehicles parked in the marked FIRE LANES. No signature is required for tow from a marked Fire Lane.

Contractor vehicles are exempt from tow during these hours provided they are clearly marked with signage on the vehicle and/or a note in the windshield identifying the contractor name, condo number in which they are working, and phone number.

The normal response time should be within 30 minutes which provides plenty of time in case a resident is "loading and unloading". If you report a problem and the tow company fails to respond in a timely manner, please let the office know. The tow company is B & D Towing at 925-356-2270.

Residents are reminded that all vehicles must display current registration tags in order to park on the property.

LET'S TALK SHOWER MAINTENANCE



One of the most common failures we have involves the shower controller. These controllers have a stem type cartridge inside that controls the flow and temperature of the water coming out.

If your shower handle or the diverter stem is hard to pull out, or your water pressure or temperature varies when it is running, the culprit is likely your shower cartridge.

This is a cheap part (\$20) but requires that the water be shut off to the building in order to change it. It is one of the most overlooked maintenance items in your home. Of course shutting off the water to the building involves notifying everyone at least 24 hours ahead (more if possible). Please contact the office for further instructions involving water shut off. The maintenance you do today is a crisis averted tomorrow!

PLEASE STAY OFF THE ROOFS!

The roofs are not meant to be observation decks. In cleaning them, we have removed chairs, beer cans, and other debris that should not be there. Roofs are fragile and easily damaged. Stay OFF!