



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, May 15th at 7 PM immediately following the annual meeting. Both are held at the Concord Senior Center, 2727 Parkside Circle, Concord.

Annual Meeting Minutes and Financials

Minutes and a copy of our annual financial statements reviewed by Levy and Associates were mailed to all owners of record the last week of March. Copies have been posted on our website (see the Policies and Notices section of the Comstock website). If you did not receive your mailing, let the office know.

Parking in Marked Fire Lanes



Fire Lanes are NO PARKING areas. These are clearly marked in Red.

Towing from marked FIRE LANES can be requested by any resident (owner or tenant). No signature is required for tow from a marked Fire Lane. 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.

The owner or tenant of a PRIVATE SPACE is authorized to tow a vehicle from their privately owned or leased space at any time (day or night) provided they show ID with the correct address on it.

The normal response time is normally 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.

Beware that violation of Fire Lane parking can result in tow without notice!

Parking Lease Program



There are 14 parking spaces on the property that are leased on an annual basis by the HOA. The annual parking space lease lottery will be held prior to the meeting on June 19th.

The current lease period ends June 30th. If you are interested in having your name included in the annual lottery, you must complete and submit an application (or renewal application) prior to June 1st. Note that your HOA account must be current and in good standing to qualify for the lottery. Contact the office if you have questions regarding this program or the application process.

WASTE MANAGEMENT



We continue to have problems with the garbage areas. Parents, please do NOT send out your child with a bag of garbage when they are too small or the bag or box is too heavy to put INTO the bin. We repeatedly see kids sent out with stuff that they just leave on the ground. If it isn't IN THE BIN, the drivers won't pick it up.

You are also responsible for disposal of mattresses, furniture, and electronics. Do NOT just dump them in the garbage area. The HOA has to pay for anything that the waste management people have to remove. That is upwards of \$100 a month. If you have items to remove, contact the office for information on how to schedule a pick up.

Between paying Concord Disposal to empty the large bins and paying Waste Management to clean up three times a week and remove excess items, our annual budget is \$44,000! It is the most expensive item exceeding water, gas and insurance!

Recycling bins are not being used! Break down cardboard and put it into the recycling bins, not the dumpsters. Cans, bottles, and plastic items should also be put into recycling. **Recycling is an environmental responsibility. Please do your part.**

