



COMSTOCK CALLER

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JUNE 2018

"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, July 17th at 7 PM immediately following the annual meeting. Both are held at the Concord Senior Center, 2727 Parkside Circle, Concord.



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 was held prior to the meeting on June 19th. There were 16 applicants and only 14 parking spaces so two people did not receive a parking space and all spaces are assigned.

Contractors at work

The HOA has recently contracted for work on the property.



General Roofing will be replacing a substantial number of the mansard roof (wood shingles) throughout the complex. Work is scheduled weeks of August 6th and 13th.

American Asphalt will be repairing a large section of the driveway in front of 2045 and resealing and restriping the parking spaces in the 2039 – 2045 court. The repair in front of 2045 will be done first on 48 hours' notice. The sealing work that requires offsite parking overnight is scheduled for late fall or early summer.

Levi Wann and his crew are doing a lot of dry rot repair on balconies and siding. Note that when we inspected balconies, it appears there is significant damage to some of them from planters on the balcony that do not have drip pans under them. They are finding a lot of dry rot under decks for which homeowners can be charged. Notices on foyer doors are being posted. Please watch for them and accommodate all these contractors.

Swimming Pools Open



The pools are open and ready for swim season. We are auditing the pool furniture with an eye toward purchasing some new furniture this year.

The biggest issue we experience is children at the pool without supervision. PARENTS are responsible for monitoring their children.

At the odd side pool, children under 14 MUST be accompanied by an adult 18 years or older at all times. Safety is our #1 priority

Pool furniture may not be used as a diving board or climbing structure. The life ring is not a toy and must remain tethered to the fence unless an emergency exists.

The even side pool is ADULTS ONLY. It is restricted to 18 years and over.

Animals are NOT permitted in the pool area. **Food and glass are not permitted** in the pool area. Please clean up after yourself.

We are searching for another table and chairs and a couple of umbrellas for the odd side pool.

Wash Laundry Changes



We received notice that Wash Laundry is going to install a mechanism on laundry machines (both washers and dryers) that will allow people to pay for their wash with an app similar to a Starbucks app. This free app is called PayRange and they are offering the first purchase FREE with signup. You can still use quarters but now there will be an option. Eventually, they want to move away from quarters all together. Watch for signs in the laundry room.

They also notified us that they will be charging a 9% fee for technology improvements (nothing is ever truly free). That means we are evaluating the cost of the machines which may go up to offset these additional fees. Again, watch for signs in the laundry room.

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