



COMSTOCK CALLER

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JULY 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, August 21st at 7 PM immediately following the annual meeting. Both are held at the Concord Senior Center, 2727 Parkside Circle, Concord.

Fire!!!



What creates fire danger? Aside from random combustible or electrical fire, it's people. In our case, a cigarette butt left in a shed.

The Fire Department *just happened* to be driving on Oak Grove Road when the call came in otherwise, it would have taken them another 10-15 minutes to get here from Treat and the entire building could have gone up. As it was, there were holes in the roof membrane from embers. And this was just an exterior shed fire.

We were lucky. No people were injured or killed. Property damage was fairly minor. Our thanks to Jeff and Chris (Levi Wann's crew) and residents who jumped in with fire extinguishers to try to knock down the blaze as the fire department got there. And thanks to the Fire Department for their quick reaction as well. The lessons:

There is a reason we have the "NO SMOKING" rules we do. Not just for second hand smoke, but also for protecting our buildings and sheds! It is why no charcoal grills are permitted. It is why we do not allow burning stuff in back yards.

Don't violate the smoking rules. If you smoke, pick up your butts and make sure they are out!!! Our fire danger is very high. Please be a responsible smoker. Don't throw butts on the ground. A lit cigarette butt thrown out of a car window can start a grass fire that can kill. The recent grass fire off Ygnacio Valley Road could have destroyed many homes!

Don't store combustibles – oil, gas, paint, thinners, etc. in sheds or garages. Don't use a battery charger on a vehicle in the garage.

If you see smoke, don't hesitate..call the Fire Department. Much better to be safe than sorry.

Check your insurance coverage. What does your cover? Loss Assessment in case you are responsible for the deductible? Enough to cover "upgrades and betterments" like new windows or upgraded flooring, kitchen renovations, etc? And your personal property. None of that is covered by HOA insurance.

Contractors at work



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 seal opening the newly repaired asphalt in 2045 so we can fix a leak in a 2" common line on July 31st. Seal coating and restriping the 2039-2045 driveway is scheduled for August 1st and 2nd. That means no parking in the court overnight.

Management Changes



As most of you know, Gayle has been our manager for over 30 years. She is also a resident so we have been very lucky to have a "resident manager" without having to pay the price for one. That is about to change.

Gayle is selling her condo and moving in August. She will continue to manage the HOA however we will no longer have the luxury of a resident manager. This is a transition period for everyone as she will be retiring by the end of the year and we will be transitioning to a new management company by January 2019 at the latest. It will be very different and something all of us will have to get used to. This is just the first step. She has done an amazing job helping us to improve the property every year. She will be missed!