



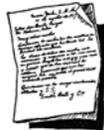
Board's Corner



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, November 20th at 7 PM. The meeting is held at the Concord Senior Center, 2727 Parkside Circle, Concord.

Security Policy



A draft of our new security policy was mailed to all homeowners of record. It is now effective.

If you are interested in installing a wireless video type doorbell, please complete an architectural application form, available on the Notices and Forms section of the website. Neighbor approval is not required. Please provide a photo of what you want to install and details about where you want to install it. The policy says it can be on your door (where the peephole would normally be) or on the casing.

Because of the many legal issues involved, the Board has determined that external security cameras monitoring the common area are not permitted. There are provisions for backyard condos to install one below fence height that would view their patio slider. The policy is online in the Notices and Forms section of the website.



Pests – Whose Responsible?

Termites are the only pests the HOA is legally responsible for. As you know, we have struggled with them for years – both subterranean and dry wood. After treating all the buildings, we now have a warranty against future reoccurrence, but it cost over \$110,000 a couple years ago!

That said, the HOA landscapers do treat the landscape material for pests and we contract with Clark Pest Control to treat for ants and spiders to

help keep the population somewhat in check outside.

From ants to spiders to bedbugs or roaches, anything inside your condo is your responsibility. Clark may offer a discount to treat your condo for ants or spiders since they treat the complex. Bedbugs and roaches are an entirely different matter. They require specialized treatment to eliminate them and to keep them from traveling to others condos through shared walls. If you have them, you MUST hire someone to eliminate them.

Rodents are also an ongoing issue. We have installed a baiting system throughout the complex to help reduce the population however we cannot eliminate them (or anything else) from the environment completely. Rodents will chew through dry wall to get to food or water. If they can get their head into a hole, they can squeeze their entire body through. It is the owner's responsibility to make sure you have sealed holes behind your dishwasher, stove, and under sinks. Foam is not sufficient. You need to install wire screening to eliminate access.

Report issues to the association office. We routinely inspect buildings to make sure the vents are secure and intact. If you have a vent in your backyard or beside your front door, DO NOT disturb it! If it has hole in it, let the office know immediately.



Water Use – Are you conserving?

Our last two water bills were over \$10,000 each and the annual budget for water is suffering for it. Of course we understand that it was summer and there were pools to fill and landscape to water. These bills were still excessive. Please make sure you are doing your part to conserve water!



Mansard Roof Painting

Steve Tingley Painting will be around hopefully before the rains to paint the mansard wood shingles that were recently replaced. We will also have people on the roof in November doing cleaning and maintenance.