



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 board meeting will be Tuesday, February 19th at 7 PM. The meeting is held at the Concord Senior Center, 2727 Parkside Circle. Homeowners are encouraged to attend.

Want to serve?

Our Annual Meeting is scheduled for March 20, 2019. If you are interested in serving on the Board of Directors, please contact the office so an application can be sent to you. There will be 3 positions elected at this meeting. Applications must be received by February 15th in order for your name to be included on the ballot.



Let's Talk "Trash"!

The most frequent complaint we get is about the overflowing dumpsters. The HOA employs people to empty or clean up the dumpsters 5 days a week and STILL that isn't enough. Why?

Because people continue to dump personal belongings like furniture (mattresses, beds, chairs, tables, closet doors, old countertops, etc), electronics (fans, TVs, microwaves, etc.) and bags of landscape trimmings, old paint, you name it and we've seen it. Or people send their kids out with overloaded bags they can't possibly manage to get into the dumpster so the kids just leave it all on the ground for the next person to step over. How can you help?

REPORT DUMPERS. If you see someone drive up and deposit items get a vehicle description and plate number. Report them to the office. If you see kids dumping stuff on the ground let us know where they live so we can ask the parents to intervene. DON'T put anything on the ground.

Someone has to pick it up or the dumpsters can't get emptied.

If the bins are overloaded, hold onto your garbage for a day and put it in the next. If you are moving, call a hauling service to take away the stuff you aren't taking with you. Here is the schedule:

Mt. Diablo Resource Recovery (MDRR) empties the bins every FRIDAY (2036 side) and TUESDAY and FRIDAY for 2033 and 2045 sides. Wastexperts comes early Monday, Wednesday and Fridays to clean up the ground, pack the bins and remove excess items that we PAY TO HAVE REMOVED. Our budget for their service alone is \$13,000. Additionally, MDRR empties recycling bins on Wednesday and Friday.

Emptying the bins is another \$38,900 for a total of **\$51,900 a year just for trash pickup**. You pay this in your assessments (or as part of your rent!). ***That's \$43.25 per condo per month.*** Costs will continue to go up if additional services are required. Please respect the people who have to live near these dumpsters and all those who have to share them.

Seasonal reminders

All lighting and decorations must be removed not later than January 30th. This includes door wreathes and window decorations.



Satellite Dishes

An architectural application is required prior to signing any contract. Remember that individual satellite dishes are prohibited on front balconies and in back yards if they are visible from above the fence. Although you are permitted to utilize satellite dishes, you must adhere to the installation guidelines outlined in your approval. Incorrect installation on the roof membranes may cause leaks resulting in damages. If any satellite dishes are found to be improperly installed, you may be fined \$500, the satellite dish may be removed at your expense.

