



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 Wednesday, March 20th at 7 PM immediately following the annual meeting. Both are held at the Concord Senior Center, 2727 Parkside Circle, Concord.



Annual Meeting Scheduled

Our Annual Meeting is scheduled for March 20th at 7 PM. Ballots have been mailed. It is important that all homeowners return these ballots so we can have a quorum for the meeting. If you prefer not to vote, you can mark your ballot for Quorum purposes only. Either way, we really need your participation in this important balloting process.

PARKING IN COMMON AREA



The tow company is authorized to tow from the Fire Lanes without a signature anytime a complaint is received. They also do random passes and are authorized to tow any vehicle illegally parked in common area Fire Lanes. These Fire Lanes are clearly marked in Red.

From a PRIVATE SPACE: The owner or tenant is authorized to tow a vehicle from their private space at any time (day or night) provided they show you id with the correct address on it. Management may also tow from private spaces. If you rent, lease or "lend" your private spot to someone else, you must notify the association office IN WRITING.

From a FIRE LANE: Towing from marked FIRE LANES can be requested by any resident (owner or tenant). 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 for tow from a marked Fire Lane.

The typical response time should be within 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.

Reporting issues with water heaters.

In some instances, it is just that too much hot water has been used and the water heater has to recover. In others, a simple lint problem can keep a water heater from reheating. In the winter we use much more hot water than in the summer. Why? Because the water and water pipes are so cold. It takes more time to heat up this cold water and we use much less cold water to balance temperatures. In the summer, we have fewer problems with the water heater recovery process.



Each building has only one water heater. They are all commercial 80 – 100 gallon quick recovery water heaters. If the water is warm only, the water heater is working. Wait 30 minutes or so to see if the water gets hot. Remember, if you keep running water when it is trying to recover, you are just dumping more cold water into it! Be patient. If it doesn't get hot, or the water is cold, please contact the nonemergency office line (925) 808-5288. A technician will be sent out as soon as possible.

WINDOW COVERINGS AND SCREENS

It was noted during recent community inspections that several windows have coverings that are not white or beige in color, torn or loose screens, broken blinds, and items stored in the windows. Please note that the association's guidelines state that window coverings must be white or off-white if they face the common areas. Screens are required on all windows. Both window coverings and screens must be in good condition without tears or broken slats. Please be sure that items are not stored in the window, so they are not visible from the common areas. Owners are responsible for the maintenance and replacement of the screens and window coverings.