



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 our website.

The next meeting is scheduled for Wednesday, September 20th at 7 PM at the Concord Senior Center, 2727 Parkside Circle, Concord.



Pests – Whose Responsible?

Termites are the only pests the HOA is legally responsible for.

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 other condos through shared walls. If you have them, you MUST hire someone to eliminate them.

Continued Dumping

Despite the cameras, and assessing owner's accounts for dumping, we are still having an issue with people moving, renovating their units, or just dumping their unwanted belongings and furniture within the common areas. Our dumpsters are for normal household waste ONLY. The cost of emptying a bin does not include the cost of picking up mattresses, furniture, etc. or items placed in the recycling totes.



If you see someone leaving large items in the enclosures or anywhere within the association please report it to the management so we can collect these fees from the people responsible. Please remember that if the cost to remove these items continues to increase, the Board will be left with no choice but to forward the cost to the membership in the form of an assessment increase.

Laundry Machines



It has been brought to the association's attention that there are issues with the laundry machines that are not being addressed by the vendor in a timely manner. Management is working on obtaining a proposal from a comparable company while attempting to work with the current vendor to alleviate the delayed response time.

However, the vendor has also provided documentation that several machines are being overloaded causing the motors to cease up. There have also been dryers that have caught on fire due to combustible materials being dried.

Please remember that due to the limited amount of space in the laundry rooms, these machines are residential grade and are not equipped to launder items such as large comforters, soiled cloths that contain gasoline, paint thinners, etc. It not only created an inconvenience for residents but a fire hazard.

Community Reminder



BBQ GRILLS- In accordance with California Fire Code (sections 308.3.1 and 308.3.1.1), no charcoal large gas grills using 5-gal LP containers are permitted on any front balcony. Small camp style grills that use a small 1 lb. LP container are permitted as are electric grills. All types of grills are permitted in back yards provided they are used at least 10' from combustible materials.

Fire!!!



What creates fire danger? Aside from random combustible or electrical fire, it's people.

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.

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? What about your personal property? None of that is covered by HOA insurance.

Holiday Decorations



Halloween is here, and the holiday season is right around the corner. Comstock welcomes all cultures and holidays as well the decorations used to celebrate these holidays. Please remember to limit your decorations to areas that do not require landscape maintenance and only secure the decorations in a manner that will not damage any common areas. We also ask that no extension cords or any electrical be ran in the common areas to eliminate possible safety issues.