



## Board's Corner

As always, you will 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, 15<sup>th</sup> at 7PM using the online platform, Zoom. The meeting agenda and login information are posted on our website.

## Trouble Paying your Assessments?



If you are having financial problems and receive warning letters from our accounting firm, it is vital that you contact the association immediately to set up a payment plan. By entering a payment plan with the association, you can avoid incurring the stiff legal fees charged when the account is turned over to collections. The board is willing to work with homeowners who are both proactive and responsible.

You will receive ONE notice from the association (fee \$20). If you fail to make a payment, your account goes into collections. If you cannot make a payment, contacting management to propose a payment plan to the Board of Directors will cost you nothing.

Once a hold goes on your account, it is in collections and collection fees begin accruing. You will not be able to sell or refinance your unit until the fees and past assessments are paid. *Note that you can pay MORE than one month's assessment for the cost of a Notice of Intent to Lien letter!*

## Email Notification Reminder

As previously mentioned, if you prefer to have notifications sent



via email instead of through "snail mail," simply email Denise and request to be placed on the electronic notification list. This will allow you to receive project notices, annual budgets and financial reviews via email, which means no more waiting on the mail.

## Kindness and Courtesy

One of the best parts of living in Comstock is that we know one another pretty well. We are proud that we truly are a "community that cares" about one another.



What makes the biggest difference is expressing kindness and courtesy to your neighbors. Say hello and get to them. Respect quiet hours (10 PM – 7 AM). Our walls are thin and our bedrooms are about one another. Do not park in Private parking spaces or block garages. Pick up after yourself in the common area. If you make a mess in the laundry room take a moment to clean it up so others do not track soap or shredded tissues everywhere. Do not shut the water off to the building without prior notice to neighbors. Respect the restrictions on smoking – anything!

## Architectural Controls

Owners may not commence any modifications without applying for and receiving written architectural approval. Here are two examples of exterior modifications:

- Windows** – Replacement requires architectural approval and must comply with the window specifications available on the website.
- Air Conditioners** – Replacement requires architectural approval and an inspection to ensure the roof membrane has not been compromised.