



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, April 16th at 7 PM. We will hold the meeting using the online platform Zoom. Please check our website for any changes to the venue.

Pet Policies & Issues



Abandoned or feral cats are being fed and maintained by residents. This is strictly prohibited in our rules. If you own a cat (and we define "owning" as feeding and caring for on a regular basis) the cat **MUST** be restricted to the interior of your unit. If you can adequately control and restrict your cat to your back yard or balcony, you may share that space with them, however that is the limit. If you are concerned about feral or abandoned cats, you can trap them and contact SPCA or one of the many other agencies that exist to help deal with this problem. Please do not make it your neighbor's problem also.

NO FOOD or WATER may be left in common areas. This attracts roof rats, ants, spiders, and other pests that your neighbors do not wish to share in because of your pet food or water dishes being left out. Even pet food should not be left out in your back yard or you may open your door to a roof rat, opossum, or raccoon instead of your cat or dog!

Do **NOT** prop foyer doors open so animals can come and go "when they are cold". Dogs are to be on leashes and should not be allowed to use our grassy areas as a toilet!

Take them up to the street and use shrubs or telephone poles and carry a pooper scooper. It's the law!

OVERFLOWING PLUMBING



In the last few months we have had two situations arise where a clogged shower/tub drain, or toilet overflowed into someone else's adjacent unit.

In one, it was just a sink overflow. In another, it caused the foyer to be flooded with water. A large ball of hair caused one and wrappers being flushed caused the other overflow. This is completely avoidable!!!

Whenever there is an overflow from one unit to another you need to call a plumber! Someone needs to be at home for the appointment. If the problem is located in a common line (and so noted on the invoice) the HOA will reimburse the cost of the clearing of the line.

There are screens that cover your tub drain to catch hair (especially if someone in the house has long hair). Investing a couple of dollars can avoid hundreds of dollars in plumbing bills and inconvenience and damage to your neighbor's home.



Many products state "flushable" on the packaging such as potty-training wipes and cleaning wipes, but in fact do not break down with water causing the line to back up.

Garbage disposals can be another culprit of a clogged drain. Please limit what is placed in the disposal.

Nothing should be flushed down the toilet except toilet paper.