



COMSTOCK CALLER

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"A Community that Cares"

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, Mayth at 21st at 7 PM. We will hold the meeting using the online platform Zoom. Please check our website for any changes to the venue.



Annual Financials

Our annual financial statements are being reviewed by Levy and Associates. A copy will be posted on our website (see the Policies and Notices section of the Comstock website). If you would prefer to receive your copy in the mail, please contact management.

Parking Lease Program



There are fourteen parking spaces on the property that are leased on an annual basis from the HOA. The annual parking space lease lottery will be held prior to the meeting on June 18th.

The current lease period ends June 30th. If you are interested in having your name included in the annual lottery, you must complete and submit an application (or renewal application) found on the website prior to June 1st. Note that your HOA account must be current and in good standing to qualify for the lottery. Contact management if you have questions regarding this program or the application process.

Contractors Onsite

The association recently completed the mandatory SB 326/721 (balcony and elevated structures above six feet) inspections. We are in the process of conducting site visits with the contractors to obtain bids based on priority and phasing. You may see a contractor assessing the structures without management.

If you have any questions in regard to this, please contact management.

Community Bulletin Board

Please make note of the following rules reminders:



Balconies: Nothing other than plants, patio furniture and bicycles can be stored on the balconies. Do not leave bags of recycling, garbage, toys, or storage boxes and bins on your balcony. Please do NOT hang blankets, clothes, towels, or other items over the railings, even if you are just "airing them out." Clothes drying racks are also prohibited.

Window Coverings/Screens: 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. Owners are responsible for the maintenance and replacement of the screens and window coverings.

Patio Maintenance: All trees, shrubs, and vines in the patio area must be kept at least three' from the roof and off of the fencing. Trees that are overgrown onto the walkways create a pedestrian safety issue. Do not dispose of any yard clippings, old plants, or tree branches in the common area as this may result in a violation and possible fines.

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. It also saves on the cost of printing and postage.



