



# COMSTOCK CALLER

"A Community that Cares"

Published by the Comstock Homeowners Association

November 2007

## OUR 2007 BOARD OF DIRECTORS

Hans Hiller	2048 #9
President	
Judy Simonds	2033 #11
Vice President	
Tamera Godfrey	2041 #2
Treasurer	
Jessica Raska	2037 #5
Secretary	
Brad Patch	2032 #2
Director	

Management is provided by Gayle J. Hasley of Hasley & Associates. See below for addresses and phone numbers.

## Board Updates

By now you should have received your copy of our 2008 Operating Budget and Reserve Funding. We are pleased that we have been able to scrape by without increasing dues at this point in time.

Please note that the board does have the responsibility and the authority to revise the budget mid year if income and/or expenses change from what we have projected.

As of November 14<sup>th</sup> our delinquent dues exceeded \$55,000! We cannot begin to continue functioning if people don't pay their monthly payments.

Included in this mailing are the many disclosures required by law regarding our policies, fees, and lots of other information. Please take the time to review this information.

Also included in the mailing is an updated Resident's Handbook.

Board meetings are held at the Christian Witness Seminary at the corner of Oak Grove and Sierra at 7 PM and homeowners are encouraged to attend. The next meeting will be held December 19, 2007.

## Project Updates

Higgins Construction completed repairs to siding, stucco and trim as needed on buildings 2033, 2036 and other locations throughout the complex.



2033 presented quite a challenge when they opened the siding to find a huge hive of honey bees. We have had reoccurring problems at this site over the last 3 years and thought the exterminator had been successful...not! Apparently the residents could hear the bees swarming inside the wall but failed to contact the office to report it.

At 2044, a resident called to report hearing running water (for a week) and having condensation inside their unit. On inspection, we found a pressurized hot water line that was leaking badly. Not only had it soaked the ground under the building, all the pipes and wood were wet from the condensation. The fix was fairly easy and inexpensive and was completed within 5 hours of receiving the report.

In 2037, the washing machine malfunctioned and leaked all over the foyer floor. One resident reported it however insisted it was the water heater, not the washer. On inspection, the washer was deemed the culprit and the laundry company was called. (They had already logged it for repair from another call that day.)

At 2044, the resident had talked to neighbors to see if they heard the water or had a leak, they just didn't call the office. At 2037, even though someone had called in the washer, they didn't put a notice on it that it was out of service and called in so other residents didn't realize it.

All of these instances stress the importance of communication and how critical it is to resolve problems (whether perceived or real). The office would much rather hear from you and be able to investigate a problem than have it go unreported and have to resolve a much bigger problem later. Please, don't hesitate to call us!

*We all wish you a  
Happy Thanksgiving!*

Mailing Address: P. O. Box 23687 □ Pleasant Hill, CA 94523

□ Phone (925) 686-4235 □ Fax 226-9849 □ [www.comstockhoa.org](http://www.comstockhoa.org) □ [office@comstockhoa.org](mailto:office@comstockhoa.org)

## New Laws



Effective January 1, 2008, another new law has been passed that affects you and the Board. We are now required to post copy of the meeting agenda and places new restrictions on what/when the board can take action on any specific items on the agenda. If you want to find out more about this law, you can visit our attorney's website at <http://www.californiacondoguru.com>. You will find this website useful, comprehensive and easy to navigate. Beth's commitment to homeowners and boards across the state is impressive and incredible.

We have always provided notice of our monthly meetings in the newsletter so we will add the agenda as a standard item in this newsletter each month. Our meetings are usually quite short unless there are Board Hearings or major projects to discuss, and they follow the agenda quite specifically. We also report actions (albeit in a newsy format) in the newsletter each month.

If you have any questions or concerns about how the board operates or the topics covered each month, we can't encourage you enough to come to a meeting. The board is open to your communications and takes its role as representing you very seriously. Here is our agenda for the November meeting.



## Community Bulletin Board

Looking to sell your unit or need help renting it out? Contact Lito Calimlim with Prudential CA Realty. He is a current homeowner and a former Board Member. He's had great success selling or renting out units in the complex. Lito can be reached @ 925-768-1684.

The City has a graffiti hotline at 671-3080. If you see graffiti along the street, please call the hotline to get it removed. If you see someone tagging, please try and find out who it is and contact the office or the police department.

Your eyes and ears are the best defense against vandalism and problems. Please care enough to notice and communicate with the office when you see a problem.

## Board Meeting Agenda

This agenda will be submitted to the board for our December 19, 2007 meeting.

- 7:00 PM Call to Order followed by  
Open Forum or Board Hearings
- 7:05 PM Approve Minutes
- 7:10 PM Review Manager's Report
  - Board Business
  - Financial
  - Pending
  - Architectural Controls
  - General Repairs/Violations
  - Maintenance and Repairs
  - Landscape
- 7:35 PM New Business
- 7:45 PM Adjourn

Here is how the new law works and how we plan to implement it. We will always keep you apprised of any major topics that are up for discussion or decision at upcoming board meetings.

Since there is so much lead time between the time we prepare the newsletter (the 18<sup>th</sup> of the month), the time it is mailed (usually by the 25<sup>th</sup> of the month) and the date of the next board meeting (always the 3<sup>rd</sup> Wednesday of the month) there may be emergency items which have to be addressed. The law provides accommodation for such situations.

If there is any topic which may invite dissension or disagreement within the community (think paint colors or budgets), we will always put that on the agenda since these decisions are seldom made with just one month's meeting.

We will continue to keep you updated on issues, questions, and projects the board and management are working on via this newsletter. Your comments and participation are sincerely encouraged. As noted herein, this column will become a standard in all forthcoming newsletters.