



# COMSTOCK CALLER

"A Community that Cares"

Published by the Comstock Homeowners Association

February 2008

## 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.

management team (Gayle Hasley and her assistant Carol Carver) has been identified as the "Inspector of Elections".

As soon as you receive your ballot package, please (1) complete the colored ballot and insert it into the smaller of the two envelopes provided.

Then (2) insert that envelope into the larger of the two envelopes which is addressed to the Inspector of Election at the Comstock HOA office.

YOU MUST (3) sign the front of the mailing envelope and mail the envelope with proper postage or turn it in as instructed in the voting materials. Please note...if you do not follow these instructions, it could result in a voided ballot.

It is urgent that you return the package with your signature and identifying information even if you do not want to vote so we can achieve a quorum required for a valid election! We hope to see you there!

## The Board's Corner

We would like to extend our appreciation to Hans Hiller and Brad Patch, both of whom have been nominated for re-election to the board of directors.

You should have received your ballot package within the last week or so. If you have NOT completed the ballot, sealed, signed it and returned it, please DO SO today!

Last year we sent out comprehensive information about the changes governing election laws. Our

## Annual Meeting Scheduled



**WHEN: Wednesday,  
March 19<sup>th</sup> – 7 PM**

**WHERE: Christian Witness Seminary**  
1040 Oak Grove Road (corner of Sierra and Oak Grove)

We need to have 51% of our homeowners represented in person or by ballot to hold the meeting. The regular meeting of the board will follow the annual meeting. As always, homeowners are encouraged to attend.



## Mail Boxes

Gang style mail boxes are located inside the foyers. Homeowners are responsible for both the doors and keys to these mail boxes which are made by "American Device" and take a standard mail box type lock available at most lock shops.

New doors can be ordered from a mail box supplier (check your yellow pages or the internet). If you do not have a key to your mail box and need to change the lock, you will need to catch the mail person (usually between 11:30-1:00 PM) and access your box while the large box is open. To pull out the old lock, just use a pair of pliers to pull the clip off which holds the lock in place.

There are small "outgoing" mail boxes located in foyers also. Please be aware that residents have experienced theft of mail left out for the mailman in these boxes. We strongly urge you to put your outgoing mail in a standing mail box or post office. The checks you lose could be your own. Thieves are quite good at acid washing and reusing such checks so forewarned is fore armed.

**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)



## Maintenance hints

This month we are repeating a column addressing a few problems that can easily be avoided with a little preventive maintenance.

**1<sup>st</sup> Problem:** Front or storage door out of alignment or not closing properly. Locks acting up? These are possible symptoms that your door hinges are worn out.

**Solution:** This could be from minor building settlement or from OLD HINGES. Simply replace the old hinges with new ones and you will be amazed at how many problems it resolves!

**2<sup>nd</sup> Problem:** Leaks under your sink.

**Source:** There could be several. First, check the collar on your disposal to make sure it hasn't rusted out and is leaking everytime you run water in the sink. If that isn't the problem, check the hose from the dishwasher where it connects to the air gap on top of the sink. Also check your shut off valves under each sink and make sure they turn and they are not the source of a leak.

**Solution:** Pay attention when there is constant water and don't put off til tomorrow what could be done today. It will save costs in dry rot damage and peace of mind! If you find you have to shut off the water to the building to do a repair, please try to schedule it so you can notify everyone who lives in your building about the water outage.

If it is an emergency, PLEASE go around to everyone's door and knock to let them know there will be a water outage. You don't want to shut off the water with someone in the shower! Also make sure you raise the lid of the washer if it is in use and put it back down when you are done.

If the water is going to be off for sometime, you will also have to check the water heater. All plumbers are conversant with these procedures. If you aren't sure about what you are doing, please call a licensed plumber or experienced handy man to help you.

Water shut offs are located at the front of the building. Plumbers should also check the water heater shut off and recirculating pumps to make sure those don't burn out while water is off.

**3<sup>rd</sup> Problem:** Water coming into your kitchen through the cabinets or ceiling.

**Source:** Most likely this water is coming down from the overflow valve in your bath tub. This happens either when the tub is overfilled, or when water travels back the spigot and runs down behind the valve.

**Solution:** Caulk the overflow valve completely leaving just a small hole at the bottom so water can run out of the tub if it is overfull.

**4<sup>th</sup> Problem:** You hear constantly running water inside the walls of your bathroom.

**Source:** 99 times out of 100 this is your toilet (or a neighbors) that runs after it flushes. Sometimes it is a leaking faucet that you hear. In two instances recently, it has been a leak in the copper hot water pipe under the building.

**Solution:** Contact neighbors to isolate the problem and ask them to repair it. If they fail to respond, notify the association. If you hear significant water running or evidence of water in garages or stairwells, please don't hesitate to contact the office for help.

If you find you have to shut off the water to the building to do a repair, please try to schedule it so you can notify everyone who lives in your building about the water outage.



## Options

Cable is supplied by either Astound or Comcast. Both offer basic cable, premium channel options, and packages which include high speed internet connections, and telephone service.

You can reach Astound at 1- 800- 427- 8686 for more information or to make an appointment to have your unit wired. Comcast can be reached at 1- 888- 824- 8062.

Do NOT install DIRECT TV or any other satellite provider without first contacting the office to see if it is an option. No dishes can be installed on the buildings or fences in ANY location.

