



COMSTOCK CALLER

"A Community that Cares"

Published by the Comstock Homeowners Association

May 2008

OUR 2008 BOARD OF DIRECTORS

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Management is provided by Gayle J. Hasley of Hasley & Associates. See below for mailing address, phone number and email.

The Board's Corner

Last month the board met with Jeff Kendall of Custom Exteriors to discuss the possibility of adding a window option to our existing specifications. Jeff brought samples of a couple of windows and spoke at length with the board about the differences in them.

This is not the first time a supplier has come to our meetings to espouse the value of their particular windows.

We are researching what other associations do regarding architectural window restrictions and considering the pros and cons of adding another window option to our specifications.

As soon as a decision is reached, we will let you know. Meanwhile, the Anlin window called out in our specifications is the ONLY currently approved window for the complex. If you are considering windows, please download both the architectural application located at http://www.comstockhoa.org/choa_member.htm and the window specifications which are also posted at <http://www.comstockhoa.org/docs/WindowSpecs101505.pdf>. Make sure you get your approved form back BEFORE you enter into any contracts with window providers.

Our next meeting will be held June 18th at 7 PM at the Christian Witness Seminary at the corner of Oak Grove and Sierra Road. We hope you will join us.



Laundry Fees Increase

Effective May 12, 2008, laundry fees increased \$.25 each for both washing and drying. Notices were posted in laundry rooms 3 weeks ahead to give everyone plenty of notice. We apologize that this just missed the last newsletter deadline.

The board is working hard to keep costs down, however ever increasing utility costs require us to keep up. Using our washers is still considerably cheaper than having to go to the local Laundromat where you can easily pay \$2 plus to wash a regular load and \$1.25 to dry one. That makes our new fees of \$1.25 to wash and \$1.00 to dry still a bargain!

Annual Meeting Follow Up



All homeowners of record should have received their copy of our Annual Meeting Minutes, our Annual Report to the Members, and our Annual (audited) Financial Statements. The biggest difference between the end of year statement and the CPA's statement was the creation of a \$20,000 line item for bad debt.

That does not mean that the Board is not vigorously pursuing the debts left when a unit has been foreclosed. While we understand the hardships incurred due to the collapse of the subprime market, we are required by law to collect the dues owed to the association.

Please note that if you are having trouble paying your assessments, it is much cheaper to contact the office and present a payment plan BEFORE your debt goes to our collection agent. Fees for letters, filing liens and even making payment plans through them are significant. The board is willing to work with homeowners who show good faith in paying their monthly assessments.

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

□ Phone (925) 686-4235 □ Fax 226-9849 □ www.comstockhoa.org □ office@comstockhoa.org

Access to air conditioners

Our air conditioners are located on the roof. Access is via a ladder at one end of each building. These ladders are locked. If you require access to the roof to check an air conditioner, please call the office to arrange for opening the roof ladder. If your air conditioner is the original unit and it only blows "hot air", you might first check the 20 amp fuses (located in a box on the side of the air conditioner) before calling for an expensive a/c repair visit. Often the problem is as simple as replacing the fuses – available at your local hardware store.



If you plan to replace your air conditioner, **YOU ARE REQUIRED TO NOTIFY THE OFFICE SO THE ROOFER CAN CHECK THE DUROLAST SEALS** to ensure water integrity is not compromised. We have a 15-year lifetime warranty on the roofs that we do not want to jeopardize.

If roof integrity is compromised due to installation of a new air conditioner, the homeowner will be responsible for the cost of repairs.



Pool Rules

Use of the pools is a privilege extended to our homeowners and residents. Anyone caught entering the pool by force (i.e., without a key) or abusing pool furniture, etc. will lose all pool privileges for the summer!

If you observe someone breaking the rules, it is vital that you speak to them or notify the management company in writing. If we can identify the "culprits" we can charge back repairs required due to vandalism and/or fine homeowners as needed for violation of rules. We do not have security or a "police force" to assist in enforcing rules. It is up to each of us who lives here to care for and about our common areas. Your cooperation will allow all those who use the pools to have a SAFE, pleasant, and fun-filled remainder of the summer.

The Comstock swimming pools are reserved for the private use of Owners/Residents and their guests. Violators will be asked to leave the pool and the authorities will be contacted. Pools may not be reserved for individual private use.

- ⇒ No lifeguards will be on duty. Swim at your own risk. Hours are 10:00 a.m. to 10:00 p.m. The odd side pool is closed at sunset since the pool light was removed due to lack of electrical connections.
- ⇒ The pool on the even side of the complex is reserved for adults only (18 or older). The large pool on the odd numbered side is open to all residents. Children under 14 years of age must be accompanied and closely supervised by a parent or adult guardian (over 18 years of age) at all times. **THIS IS A STATE LAW.** Violation of this rule may force closure of the pool.

- ⇒ Animals are not allowed in the pool or pool area. Bicycles, skateboards, Frisbees, any type of ball, roller-skates, or other toys are not allowed in the pool or pool area.
- ⇒ Food and glass containers are prohibited in the pool area. Drinks in plastic or paper cups are permitted. Debris must be promptly deposited in waste containers.
- ⇒ Small floating mattresses will be allowed until they create a nuisance. Children's plastic swimming or safety devices are permitted.
- ⇒ Swimwear only allowed in the pool. No un-hemmed shorts or "cut-offs" are permitted. Parents are required to keep diapers and plastic pants on infants. Remove suntan oil and hairpins before entering the pool.
- ⇒ Absolutely no "horseplay" -- running, spitting, undue splashing, etc. Violation of these rules will result in a fine or a loss of pool privileges.
- ⇒ Ensure that the pool gate is kept closed and locked at all times. Do not climb the gate or fences. Entering in this manner is trespassing and will be treated as such.
- ⇒ Anyone caught vandalizing the pool or the pool area will be prosecuted.
- ⇒ Residents, the Manager and the Board Members have the authority to remove any person from the pool or pool area who is offensive, intoxicated or unauthorized to use the pool.
- ⇒ Residents are responsible for the actions of their guest.
- ⇒ **All guests must be accompanied by an owner/resident eighteen (18) years of age or over.** Guests are limited to three guests per household. Same guests are limited to four visits per season. If the guests will be staying on the premises, arrangements may be made for more frequent use. Other exceptions must be approved by the Board of Directors.
- ⇒ Pool Keys are issued to each unit at the cost of \$5.00 each. It is the responsibility of the owner to see that their renter has a pool key. Key control is necessary to protect the Association from liability. Please contact the Management office if you have any questions or need a replacement key.

NOTE: The pool has only been open less than a month and Johnny has had to pull the pool furniture out of the odd side pool every day!

Anyone caught throwing the pool furniture into the pool will lose pool privileges and incur a fine.

Parents ARE responsible for the actions of their teens. This is a serious issue. The pool furniture damages the surface of the pool and could result in the pool being closed if it continues.

If you see anyone doing this, SPEAK UP! The only way to enforce rules is if all of us work together to do so. We don't have pool "police"... we have people who use the pool and are responsible for it. Please take responsibility and help keep the pool open.