



COMSTOCK CALLER

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"A community that cares"

HOA News

Budget time again. By the time you read this, the board will have met to review and approve our operating budget for 2010.



As part of our continuing efforts to reduce costs, we have changed the deductible on our hazard insurance from \$3,000 to \$5,000 which resulted in a savings of almost \$1,400 a year in premiums. This will not effect individuals unless there is a fire or loss that is directly attributable to the homeowner, in which case, the homeowner is responsible for the deductible. We always recommend that owners carry their own insurance to cover contents and something called "loss assessment". If you aren't sure what that means, give call your insurance agent to ask about it.

Laundry Room Updates. Web Laundry has purchased Excalibur Laundry, our prior service provider. Signs will be changed in the laundry rooms but for now the 800 number posted will be answered and service calls accepted.

IF YOU CALL THE 800 NUMBER and request service for a washer or dryer, please let the office know so we can monitor it. Our first service call on 9/29 was not responded to promptly and we have registered our dissatisfaction.

This call was for a laundry machine in 2033 that was VANDALIZED... a homeless man on a bicycle used an electric grinder to cut open the coin box. Residents heard it at some point and the police were called but not before the machine was rendered inoperable and the money stolen.

The board will again visit the topic of locking these rooms so if you have an opinion, please call or email the office to let us know your thoughts. Obviously locks would only work if the doors were always closed properly unless we also installed automatic closure units on them.

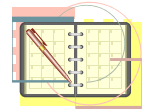
This is the 2nd incident of this nature in the past 14 months so there is a cost/benefit analysis that needs to be considered. Your opinion matters so

New First Bank mailing address. If you lose your HOA assessment coupon, mail payments to First Bank, PO Box 15019, Vallejo, CA 94519. Be sure to include both your Comstock unit address and your account number on the check to make sure it is credited properly.

Tree Pruning. You may have noticed that the mulberries have been "pollarded" - pruned down to the nubs. This is supposed to be done annually, although in an effort to keep costs down, we do it every other year. Doing it now keeps everyone from having to clean up all the leaf debris that occurs if they are not pruned. Additionally, we wanted to get them off the buildings and roof structures.

Also scheduled are the large eucalyptus in the court at 2045 and at the #1/4 end of 2045 as these trees have overgrown the roofs and are known for limb drop.

Next Board Meeting



Please note that the November board meeting is the 3rd Wednesday of the month: **Nov. 18, 2009—7:00 PM** at the Concord Senior Center 2727 Parkside Drive (off Bonifacio and Port Chicago) in Concord. As always, owners are encouraged to attend these meetings.



Water Leaks = \$\$\$ Down the Drain

Please check for leaks in your toilets—even if you don't hear anything! Simply place some food coloring into the water in the tank. If the color appears in the bowl after ten minutes, it means you have a leak.

Typically, the leak is a result of the water level being set too high or the flapper needing to be replaced. Leaks can cause significant water waste in an otherwise conserving household, so get them fixed!

Did you know that a "running" toilet can waste 2 gallons of water per minute (...that's 96,000 gallons a year). A "silent leak" in a toilet can waste up to 7,000 gallons of water per month.

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