



COMSTOCK CALLER

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"A community that cares"

No Smoking Policy

Comstock's No Smoking policy has been expanded to comply with the county's Second Hand Smoke Protections Ordinance specifically as it pertains to multi-dwelling buildings. NO SMOKING is permitted in:



- a. all common areas such as foyers and laundry rooms.
- b. common or exclusive use areas within 25' of any building (including back yards).
- c. exclusive use common areas including, but not limited to patios, balconies and garages.

Owners who rent units must have a clear policy for handling all smoking complaints and must disclose to prospective tenants if known smokers are present in adjacent units.

Owners and tenants who violate Comstock's No Smoking policies will be subject to standard rule enforcement procedures.

We realize the association cannot stipulate that owners do not smoke in their own homes. We do ask that owners or residents who are informed by adjacent neighbors that their smoke is affecting them (coming through walls, etc) be considerate enough to make changes in their smoking habits. We encourage landlords to make their rental units "smoke-free".



HOA News

At our November meeting, the board regretfully accepted Jessica Raska's resignation from the board. Jessica has served on the board since 2006 and has contributed a strong voice in many areas. She will be greatly missed.

We are also pleased to welcome Rick Fiset to the Board. Rick owns 2 units here at Comstock and is a local realtor. He has been appointed to fill Jessica's term which ends March 2011.

Annual budget packages were mailed to all owners of record on November 13, 2009. The board worked hard to adopt a budget that results in no change to monthly assessments for 2010.

Next Board Meeting



Please note that the December board meeting will be the **3rd Tuesday** of the month: **December 15, 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.



\$\$\$ Down the Drain

Despite pleas for people to check for and repair water leaks in toilets and sinks, we continue to pay over \$1400 a month in EXCESS WATER USE charges in the 2031-2037 court. Repair of one shower leak reduced consumption by 3,000 gallons however we are still 5,000 over last year.

On 11/14 an inspection was scheduled. When the water was turned off to all the buildings at the same time, no water use registered on the main leak meter which indicates the problem is not underground.

As each building was turned on, the leak meter registered leaks of some type in every building! In 19 of 32 units in the court, we found one running faucet (enough to fill up an 8 oz glass in under 3 minutes!) and 7 running or leaking toilets.

Taken together, these could easily make up the excess water that is running down the drain and costing all of us money every month.

We also noticed many corroded or broken shut off valves and faucets. Maintenance is an important part of home ownership, whether you live there or you rent the condo.

The association will continue to monitor water use, follow up to ensure owners have made the needed repairs and schedule inspection of all other units in the court. Irrigation systems have been tested and turned off for the year.

As of October 31st, we have nearly expended the annual water budget due solely to the issues in the 2031-2037 court. We will continue to investigate until the problem is resolved.

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