



COMSTOCK CALLER

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"A community that cares"

HOA News

Whether you celebrate Hanukkah, Kwanzaa, Christmas, or simply the New Year, the Board would like to wish each of you a safe and happy holiday season.

Your holiday decorations are welcomed and create cheer. Please respect the common area and neighbors by not putting up anything that would create a trip hazard or block access in common areas. All lighting and decorations must be removed not later than January 30th.



We encourage recycling your Christmas tree but if you leave it at our dumpsters, please remember that trees will be picked up on the 4th and 11th of January.

Stack trees OUTSIDE the dumpster areas. Do NOT put trees (even small ones) inside the dumpster. If your tree is over 5 feet, cut off the top so it can be picked up.



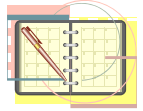
Make sure that all trash is disposed of INSIDE our dumpsters. Every time someone dumps mattresses or furniture there, the association has to pay extra fees to have it picked up. If you leave trash on the ground, it means that Johnny, Gayle or another neighbor has to pick it up and put it in the bin because Concord Disposal won't do it. It is very hard, especially around the holidays, to keep up with the trash. Please do your part.

With the recent hard freeze we had on December 7th NOW is a good time to wrap those exposed water pipes in your back yard area. Several years ago we had 6 of them burst because of a hard freeze. Wrap them in newspapers or buy pre-slit insulation at the hardware store.



Happy Holidays!

Next Board Meeting



Please note that the January board meeting will be the **3rd Tuesday** of the month: **January 12th—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.

We also wanted to let you know that no one took the black mailboxes from the foyer. We had them removed because residents were reporting mail theft. We recommend you put outgoing mail ONLY in US Postal boxes.

Water Updates

What a difference! After several more homeowners repaired leaking faucets, our water use in the 2031– 2037 court has gone down from 11,000 + gallons a day on November 2 to 4,200 gallons a day on November 30th. This is a dramatic decrease.

Most of the major issues were in rental units—a wake up call for our absentee owners that inspection of their units is necessary since tenants don't always communicate problems. The failure to repair water leaks resulted in excess use charges of over \$10,000.



Since we all share the cost of water, these leaks have cost all of us. The board is still considering how to effectively charge back some of these costs. We are waiting for the December water bills to determine the total costs involved.

Based on the number of issues we found on our inspection in this court, the board is also considering a mandatory inspection of all units to identify leaking toilets, faucets and showers.

Please do your part—test your toilet with a few drops of food coloring in the tank to disclose silent leaks. Fix or replace any leaking faucets or toilets. Install low flow shower heads. Even with a wet winter a possibility, the drought will not be resolved. Water down the drain? Think increased assessments if that helps motivate you to check for leaks!

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