



COMSTOCK CALLER

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"A community that cares"

HOA News

Water, water everywhere. At least that's how it felt the beginning of the 2010. In the first week of January, we had 3 washer's repaired, a cracked drain line to the 2031 washer replaced, a leaking water heater and recirculating pump replaced at 2035, and twisted (leaking) hoses to the 2035 washer adjusted.



The repair of washing machines has been a real problem since WEB Laundries bought out our previous company, Excalibur. We believe we have things sorted out and appreciate WEB's expressed commitment to improve service. When you find a washer or dryer not working, please put a note on it so others know and report it to the 800 number on the wall. If the machine isn't fixed in 24-48 hours, please call the office and we will follow up.

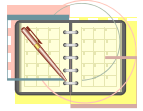
Given the amazing water savings we had in the 2031- 2037 court, the board authorized inspection of all remaining units to identify and resolve water leaks. Inspections started January 2nd in the even side court and the results are dramatic. More than 50% of the units inspected had leaking toilets, faucets or valves!



The office is following up with owners to make sure that repairs have been completed and re-inspecting as necessary. We appreciate that 95% of owners/residents have been cooperative in this endeavor. There have been a couple of residents who have been upset, however, our governing documents give the association the right to enter homes for maintenance purposes when it is deemed necessary. (See CC&Rs, pg 11, section 15. Unit Maintenance and pg 13, Article VI Owners Obligation to Repair. Article XI Entry for Repairs authorizes the association to enter on 24 hours notice and the Bylaws, [pg 7, paragraph i, also confirms entry authorization).

Our water budget for 2010 is \$55,000! That is paid from your monthly assessments. Please do your part to conserve this precious resource—install free water conservation shower heads, fix leaks promptly, and practice conservation.

Next Board Meeting



Please note that the next board meeting will be the **3rd Tuesday** of the month:

February 16th —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.

Two board positions will be up for election this year. If you would like to serve as a board member, we must hear from you not later than February 16th in order to include your name on the ballot. There is a form to complete and we strongly urge you to attend the February board meeting as well.

Community Updates



Please remember that all holiday lighting and decorations must be removed not later than January 30th.

Animal and pest control is becoming more and more urgent. We have a huge colony of feral cats that are being fed. The result is a large infestation of rats in at least one building. Mice and roof rats fall under owner responsibility. These vegetarian critters live in the trees and ivy everywhere around us. They sometimes find their way into a unit either through a roof vent (usually through an opening from the roof down into your heater closet) or up from the ground by way of pipes.



First, try to determine where they are gaining access. Check for holes around pipes under your sinks, behind the stove and especially behind the dishwasher. Fill them with fine steel wool and seal them with caulking. If the holes are large you may need to install plywood to cover them. If they are coming through a vent, you can put a piece of screening into it to block access and still provide air flow.

Remember that if you are feeding cats outside you are also feeding those roof rats, raccoons, opossums, and other critters that live amongst us.

The association is working with our pest control company to address these problems including trapping both cats and rats. Watch for notices in your area.

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