



COMSTOCK CALLER

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June 2010

"A Community that Cares"

Board's Corner

As you know from prior newsletters, the summer of 2010 will be a busy one.



Managing our community, planning and executing needed maintenance and balancing the need to spend money with the financial considerations of our homeowners is an on-going challenge.

Over the last several years, we have had to add major items to our Reserve Study. Pool renovations, replacement of aging copper pipes and now sewer lines are just a few examples.

As a board, we believe in being proactive. We greatly appreciate having management that shares that perspective. Between us, we have been able to identify problems, figure out how to resolve them, and manage to fund them without huge special assessments. In this time of economic stress, that is a major achievement.

We aren't saying all this to blow our own horn. We simply want homeowners and residents to understand how hard we work to balance the needs of our community with the fiscal and legal requirements of the law and our governing documents.



Maintenance Updates

Ted Ballin is in the process of renovating the old utility shed doors. He will also be going up, around and onto every building to identify and repair dry rot and problem wood trim. Management has been tracking many repairs however if you have noticed a problem, now is the time to let us know. We can make sure it is on the list so it gets fixed prior to painting.

Ted is also beginning the process of inspecting buildings and repairing dry rot in preparation for painting the entire complex in the Aug/Sept timeframe.

Excel Roofing has been awarded the roofing contract. This contract includes replacing the deteriorated wood shingles at the top of the

buildings. Some portion of every building in the complex will either get new shingles or repaired as needed. You can find a [map](#) of the scheduled areas on the Member page of our Comstock website. Notices will be posted as the work gets scheduled – likely start date is July 5th.

The Paint Committee met on June 6th and selected 3 different color schemes that we will put up on building 2048 as we work toward choosing final colors. Notices will be posted when sample painting is done so you can provide feedback.

Please check your front and shed doors now to see if they need replacement. If so, download the Architectural Agreement from our website to make sure you are following existing guidelines.

We will also be painting all of the interior garage spaces so everything will have to be moved away from walls. If you have any storage in garages, now is a great time to go through it in preparation for painting.

In September we will be replacing all existing signage and by October we will seal coat and restripe the asphalt driveway in the 2031-2037 court. A busy summer indeed.

At our June meeting, we will be meeting with Brian Bristol of Roto Rooter to address issues with our old sewer lines. Recent inspections have revealed sagging or leaking sewer lines that are in desperate need of replacement. 2 lines have already been replaced and include the addition of an exterior overflow device which will help eliminate sewer backups inside units.

This work is part of a \$40,000 overall project which has cost \$3,400 to date. We are working with management to figure out how to pay for this newly identified necessary work over the next couple of years without the need for a special assessment.

Pool Reminders

Please remember NO GLASS or PETS are permitted inside the pools. Children under 14 MUST be accompanied by an adult 18 years or over.



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