



COMSTOCK CALLER

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July 2010

"A Community that Cares"

Board's Corner



We want to thank everyone for your patience while so many projects are happening around you.

Thanks for taking the time to vote on paint colors, give the roofers bottled water or work with Jim from Astound Broadband to rewire exterior cabling. Thanks for parking somewhere else or moving all your stuff. Most of all, thanks for reading all those notices Gayle has been posting!

We've been doing our best to keep you informed with the newsletter, the letter we mailed to all homeowners and residents on June 25th, and the notices and updates posted on foyer and individual doors. Please read them!

BROWN won the painting vote and with some minor adjustments to the body and garage colors, we think everyone will be happy with the new color scheme. Painting starts July 26th beginning with buildings 2036 and 2032.

At our July board meeting reviewed and approved a plan for replacement of aging sewer lines, and finalized laundry equipment, signage and paint contracts and colors. Insurance bids will be reviewed in August.

We have negotiated an excellent contract with WEB Laundry **for new washers and dryers with no increase in laundry fees** and the same terms as our existing exceptional contract.

Project Updates



Ted Ballin completed renovation of the utility shed doors and is working on building repairs. On July 17th, he audited all the buildings and he will be working for the next few weeks to make repairs ahead of the painters.

Excel Roofing has done an amazing job with replacement of large sections of the mansard shingle roofs, all of which have been repaired. They also did a comprehensive maintenance of our Durolast (flat) roofs which are holding up amazingly well.

We have been fortunate in that Excel has found very little major dry rot around the roof lines which will also help our budget.

Steve Tingley Painting has been selected as the paint contractor. In the business for over 30 years, this company specializes in commercial and HOA painting. They have a great reputation and their bid was also the lowest of the three we received.

As previously indicated, we are going to repaint the interior garage spaces which means you will have to move everything at least 3' away from the walls.



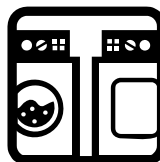
We have designated one week in each court during which time the garages will be painted, old laundry machines removed and replaced and foyers, laundry rooms and floors painted.

AUG 9th – 13th will be the EVEN SIDE

AUG 30th – SEPT 3rd will be 2031 – 2037

SEPT 13th – 17th will be 2039 – 2045

Laundry machines will be removed on the Monday of each week and reinstalled on Friday so residents will have to either use machines in other courts or wait until the weekend for laundry. We realize this is a bit of inconvenience, but it makes sense to give the paint crews full access to the foyers and laundry rooms.



Of course schedules can change and if we can get the new laundry machines in any earlier, we will do so. Gayle will continue to update you with notices posted in foyers and your front doors regarding the paint schedule.

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. We greatly appreciate your cooperation and support as we work to maintain and improve our community.

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