



COMSTOCK CALLER

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"A Community that Cares"

Board's Corner

Gracias, dank, obrigado, merci, grazie, hvala! You've been great!



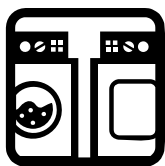
Thanks for your feedback, for reading all those notices...for your patience while the painting process moved along...for moving all your stuff in the garages and taking the time to get your doors painted.

By the time you read this, painting, which started July 26th will be 99% complete. We want to thank Steve Tingley Painting, Inc., especially Mauricio and Aldo who ran the 2 crews. We added sanding and sealing the end unit wooden decks so the entire project cost \$115,700 and took just over one month to complete.

Thank you to Excel Roofing for the great job they did on our mansard roofs. This project came in at \$62,360. We were able to include 3 more sections of roof at 2043 than we had planned, in part due to the fact that the crews did not find as much dry rot as we feared.

Thank you to Ted Ballin for all of the inspections and dry rot work that he and his crew completed. They worked hard to stay ahead of the painters, and responded quickly when the residents or painters brought problems to our attention.

Thanks also to Diablo Valley Signs for the new street signs, building and unit signs. This project came in on budget at \$13,000 including having to rework the base of the street signs (crumbling due to termite damage) and installing new lights.



Web Laundries is scheduled to install the new machines in the 2031 – 2037 and 2039 – 2045 court. We are working with them to get the door swings on the dryers corrected on a couple of machines.

Overall, these projects have gone incredibly quickly and smoothly. Management, residents and contractors, all working as a team. We truly appreciate each one of you.

At our August board meeting we continued to review reserve project items including the replacement of 4 aging water heaters, recirculating pumps and the sewer lines we have mentioned in the past.



Managing cash flow is critical at this time and we are balancing the need to continue improving our property with budget constraints.

Insurance bids were also reviewed prior to renewal in September. Upcoming in October is the annual budget for 2011.



Garage Reminders

Painting garages gave us a chance to inspect areas that are normally not accessible. We found several holes and quite a few appliances. (There was some confusion about what the painters were responsible for in the garages. They were responsible only to paint...not to fix holes, particularly those done by homeowners. Leak areas were especially prevalent and it was impossible to address all of them prior to painting. We are working to get any problem areas fixed as these are fire walls.

Please remember that while our rules state NO storage, we do permit people to keep a few items as long as it does not extend more than 3' from the front wall. No storage is permitted on the sides and no furniture (sofa's, chairs, etc.), or appliances are permitted.

Other Reminders

Please remember that charcoal or large gas grills are not permitted on front balconies. The only grill allowed is a small camp style with a 1lb propane cylinder. Remember to use some type of catch basin under it so grease doesn't drip onto our new balcony coating.

Any plants on balconies must have a drip tray.

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