



COMSTOCK CALLER

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"A Community that Cares"

Board's Corner

The next meeting will be held Wednesday, February 21st. at 7 PM at the Concord Senior Center, 2727 Parkside Circle, Concord. Please check our website for any changes to the venue.



Garage Storage/Use Rules

The issue of garage storage is getting out of hand. The Board enforces the rules regarding the limitation of garage storage.

You may have no more than three feet of storage at the front of your garage. No storage is permitted on the sides of your vehicle because it interferes with neighbors. You MUST be able to park a car in your garage. Parking is limited. You may NOT use your garage for storage. Rent a storage space somewhere. NO mattresses or appliances are permitted to be stored. Paint cans, and cleaning supplies should not be stored in excess. You may not use your garage as a workshop or gym. Management will be conducting inspections and violations will be generated.

WINDOW COVERINGS AND SCREENS

It was noted during recent community inspections that several windows have coverings that are not white or beige in color, torn or loose screens, broken blinds, and items stored in the windows. Please note that the association's guidelines state that window coverings must be white or off-white if they face the common areas.

Screens are required on all windows. Both window coverings and screens must be in good condition without tears or broken slats.

Please be sure that items are not stored in the window, so they are not visible from the common areas. Owners are responsible for the maintenance and replacement of the screens and window coverings.

Driveways & Parking Lots



We have received reports that residents are using the driveways and parking lots as play areas. Please remember that playing in the driveways is NOT permitted. This includes playing ball, riding trikes, scooters, etc. The driveways are dangerous with cars backing out of parking spaces and garages blindly and traveling too fast as they come in from the street.

There is the park just up the street. Help keep the children in our community safe and use these facilities.

Insurance

Comstock's Master Policy provides protection on common area property. Replacement is covered to the extent of what was initially installed according to original plans and specifications such as built-in appliances, kitchen cabinets, carpeting, painted walls, structure and exterior.



Other insurance carried by the association includes General Liability on the common areas, a Fidelity Bond (to protect the association from any type of theft or embezzlement) and Directors and Officers insurance that allows our board members to serve without being personally at risk.

In case of fire, protection is extended for the interior walls, etc., but NOT for upgraded items such as carpeting or wallpaper. Water damage caused by overflowing sinks or toilets is NOT COVERED under the Association's policy and the Association assumes no responsibility for such damage. All homeowners should have individual insurance policies to cover their personal property, improvements, and liability.

Renters should also carry individual policies. Absentee owners may want to have additional coverage for loss of rental income.

