



COMSTOCK CALLER

Published by The Comstock Condominium HOA

MARCH 2024

"A Community that Cares"

Board's Corner

As always, you'll find our current meeting agenda, policies, previous month's minutes and other information on the Policies and Notices section of our website.



The next meeting is scheduled for Wednesday, Mar 20th at 7 PM at the Concord Senior Center, 2727 Parkside Circle, Concord.

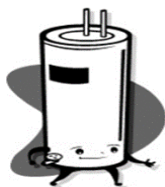


ELECTRONIC NOTICE

Are you interested in receiving notifications such as project notices, annual budgets and disclosures and the lengthy annual CPA review sent via email in lieu of traditional postal mail? (Monthly statements will still be mailed out along with the newsletters.) If you answered yes, Civ. Code §4040(a)(2) requires that you put the request in writing. It doesn't have to be any formal, a simple email will suffice. However, you will need to choose one form of notice, regular postal mail or via email (no need to request traditional notification). This request will remain in effect until you request that you return to traditional notification. Also, please note that your electronic notification will be sent to the email address you provide until a request is received in writing.

REPORTING ISSUES WITH HOT WATER

In some instances, it is just that too much hot water has been used and the water heater has to recover. In others, a simple lint problem can keep a water heater from reheating. In the winter we use much more hot water than in the summer.



Why? Because the water and water pipes are so cold. It takes more time to heat up this cold water and we use much less cold water to balance temperatures. In the summer, we have fewer problems with the water heater recovery process.

Each building has only one water heater. They are all commercial 80 -100-gallon quick recovery water heaters. If the water is warm only, the water heater is working. Wait 30 minutes or so to see if the water gets hot.

Remember, if you keep running water when it is trying to recover, you are just dumping more cold water into it! Be patient. If it doesn't get hot, or the water is cold, please contact the nonemergency office line (925) 808-5288. A technician will be sent out as soon as possible.

WASTE MANAGEMENT

We continue to have problems with the garbage areas. Parents, please do NOT send out your child with a bag of garbage when they are too small or the bag or box is too heavy to put INTO the bin. We repeatedly see kids sent out with stuff that they just leave on the ground. If it isn't IN THE BIN, the drivers won't pick it up.

Remember trash bins are for common household trash, not furniture, bicycles, etc. In 2023, the association spent approximately \$20,000 to remove and dispose of large items from the trash bins and the surrounding area. That equates to two balconies being completely rebuilt and a driveway's asphalt being seal coated.

If you see someone disposing of these items, please contact management. Your identity will remain anonymous. Please provide the resident's unit address (if known) and the date and time so that the camera footage may be reviewed. If you or your tenant is found to be disposing of unauthorized items, you will be responsible for the costs involved.

PATIO MAINTENANCE

It has been noted during a recent walk through that many trees in the private patio areas have become severely overgrown. Some are touching the building or are on the fences.

All trees, shrubs, and vines in the patio area must be kept at least 3' from the roof and off of the fencing. Trees that are overgrown onto the walkways create a pedestrian safety issue.