



COMSTOCK CALLER

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JULY 2024

"A Community that Cares"

Board's Corner

As always, you will 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, August 21st at 7 PM. Meetings are held at the Concord Senior Center, 2727 Parkside Circle, Concord.

Required Information

Per Civil Code 5300 Section 4041 enacted January 1, 2017, an owner of a separate interest shall, on an annual basis, provide written notice to the association of all requested information.

Management has mailed/emailed out a form that owners are REQUIRED to complete and return. Response is mandatory within 30 days of the mailing date. Please return the form by **August 31st**. The form may be returned via email.



Parking Lease Program

There are 14 parking spaces on the property that are leased on an annual basis by the HOA. The annual parking space lease lottery was held prior to the meeting on June 19th. There were 16 applicants and only 14 parking spaces so two people did not receive a parking space and all spaces are assigned. Please contact management if you would like to be placed on the waitlist in the event that space becomes available.

Rodent Issues

We have a baiting system throughout the complex to help reduce the population however we cannot eliminate them (or anything else) from the environment completely. Rodents will chew through dry wall to get to food or water. If they can get their head into a hole, they can squeeze their entire body through.



It is the owner's responsibility to make sure you have sealed holes behind your dishwasher, stove, and under sinks. Foam is not sufficient. You need to install wire screening to eliminate access.

Despite baiting for rodents, these creatures can and will find a way into the building. In most cases, it is because a resident has pulled out the vent in their back yard that leads to the crawl space. This is an open invitation to rodents!!!

We routinely inspect buildings to make sure the vents are secure and intact. If you have a vent in your backyard or beside your front door, DO NOT disturb it! If it has a hole in it, please let management know immediately.

Community Reminders



- Comstock is both VA and FHA approved.
- EMERGENCY LINE- Management has received several nonemergency calls on the emergency only number. An emergency is something that must be addressed immediately to eliminate a safety risk or property loss. (A noisy neighbor or a question about a form is not an emergency).
- If you have a problem with water backing up into a sink or tub, DON'T DELAY in calling a plumber. Regardless of whose "fault" it is, get the problem fixed. If it is a common line, the HOA will reimburse you for the cost of the visit. Waiting only causes more problems for everyone.

Patio Maintenance Reminder

Several trees have been observed to be overgrown onto walkways which create a pedestrian safety issue. All trees, shrubs, and vines in the patio area must be kept at least 3' from the roof and off of the fencing. Do not dispose of any yard clippings, old plants, or tree branches in the common area.

