



# COMSTOCK CALLER

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"A Community that Cares"

## Board's Corner

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



The next meeting is scheduled for Wednesday, November 20<sup>th</sup> at 7 PM using the online platform Zoom.



## Garage Storage Rules

Recently it seems 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 3' 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. This also means that any vehicle parked inside your garage must be operable and display current registration.

## Rules to Review

### NO Vehicle Repairs.

Please note that garages or parking spaces are not to be used for car repairs including any type of oil or fluid change. If your vehicle is leaking oil or other fluids, you must use a drip pan or kitty litter to clean it up. Do not wash hazardous fluids down the sewer system.

**PARKING in the driveways at any time** – even "a few minutes" can result in a dumpster not getting emptied, someone's residence burning or someone's life being at risk.



We have requested additional random passes by our towing company to help cut down on the amount of parking in our Fire Lanes.

## Camera Monitoring System

You may have noticed the cameras on the exterior of the buildings located at 2033, 2036, and 2045 Sierra Road. These cameras have been installed to monitor the trash enclosure areas only. They will assist the association in identifying the individuals responsible for the illegal dumping that has been on a steady increase in the last several months. The removal of the items has cost the association thousands of dollars.



Although the cameras are sophisticated enough to capture clear images of vehicle license plates and individuals' facial features, these cameras are not monitored 24 hours a day. They are not intended to be a source of personal security.

If you are a victim of a crime such as vandalism, vehicle theft, or a break in, please be sure to contact law enforcement immediately. The association will not review or provide any information or footage that the cameras may have captured without a request from the police department.

## SB 326 Inspection

The association has contracted with CBI to conduct the mandatory inspection of the balconies and elevated structures (staircase landings).

The scheduled inspection will take place December 2<sup>nd</sup>-December 5<sup>th</sup>. Access through the units will not be necessary. However, the inspector may need access onto the balcony to assess the coating/flashing. They will bring their own ladders. We ask that you keep your balcony sufficiently clear to allow a visual inspection. We also ask that you keep any pets indoors during the inspection. (Pets are not permitted on the balconies).

