



COMSTOCK CALLER

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"A Community that Cares"

Board's Corner

The holidays have passed, and it is time to settle back into our routines.



The next meeting will be held Wednesday, February 19th. We have returned to online meetings using the Zoom platform.

COMMON AREA PARKING

The tow company is authorized to tow from the Fire Lanes without a signature anytime a complaint is received. They also do random passes and are authorized to tow any vehicle illegally parked in common area Fire Lanes. These Fire Lanes are clearly marked in Red.



From a PRIVATE SPACE: The owner or tenant is authorized to tow a vehicle from their private space at any time (day or night) provided they show you id with the correct address on it. If you rent, lease or "lend" your private spot to someone else, you must notify the association office IN WRITING.



Garage Storage Rules

Recently, 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' 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. You may NOT use your garage for storage. NO mattresses or appliances are permitted to be stored.

Management will be conducting random garage inspections and issuing violations notices. Also, remember that even if you park a vehicle within the garage of your unit, it must be in an operable condition and display current registration.

There is NO POOP FAIRY

Picking up after your dog is YOUR responsibility. There are plastic bags at the end of 2033 #10/11 and behind 2039. Please use them. If you are not picking up, you can be called to hearing a fined \$500 for a safety violation.



WASTE MANAGEMENT

We continue to have problems with the garbage areas.



First, parents, please do NOT send out your child with a bag of garbage when they are too small or the bag is too heavy to put INTO the bin. We repeatedly see kids sent out with garbage bags who just leave them on the ground. If it isn't IN THE BIN, the drivers won't pick it up.

You are also responsible for disposal of mattresses, furniture, and electronics. Do NOT just dump them in the garbage area. The HOA has to pay for anything that the waste management people have to remove. That is upwards of \$100 a month.

Between paying Diablo Waste to empty the large bins and paying Waste Experts to clean up three times a week and remove excess items, our annual budget is \$72,000! It is the most expensive item exceeding water, gas and insurance!