

Darlington Arms Condominiums Newsletter

Issue #28, March 20, 2005

New powered gate and fencing ordered

Surface parking security pending

It took some years to save up the money, but the Condo Board feels that we can now afford to install a new and higher-quality car gate, man door and fencing to fully enclose our surface parking lot. The old gate and mechanical system will be removed, as they never worked reliably. The new gate will be $\frac{3}{4}$ forward toward our building's front, with the mechanism set on the east property line away from the building. As well, neither fencing nor the gate will be attached to the building, so we should not experience any vibration from the car gate's operation.

Although most owners who park 'round back will still have their original clunky remote controls, our purchase includes new keychain fob remotes to trigger the door opener. And unlike the original set up, we'll install a spring-loaded "man door", so that you don't need to open the car gate to come and go. This will all take a few months, so be patient, but look forward to a modern installation.

East and west balconies to be waterproofed

Wind-driven rains have more than once pushed water on balconies against our exterior stucco walls, where it seeps in to damage hardwood floors adjacent to patio doors. Some top-floor balconies have been re-contoured to drain water, but that's an expensive solution. The balance of our east and west-facing balconies will be painted this spring with a waterproof grey epoxy paint, which will also create a painted baseboard to seal out water. Since we've never experienced this on north-facing balconies, those will not be done.

This project will require removal of all balcony furniture in advance, and access through all east and west-facing suites ('03, '04, '05 and '06 numbers). Lots of notice will be given prior to your suite being accessed to get to the balconies. See the next item regarding keys we'll need for access.

Key inventory and replacements are needed

Our building has a strongbox in a hidden location where we keep suite keys for emergency access. Owners are aware that they are advised to let the corporation hold a spare key to their suite, which is only used when emergency services need access, or in case of a plumbing emergency, or with prior notice, such as the planned patio waterproofing project.

Notices will soon be delivered alerting you to when Board volunteers will try the key we have for your suite, to see if it still works. We'll then compile a list of suites for which we do not have a key, and ask those owners for a spare. If you choose not to provide your key to the corporation, all resulting costs of emergency access will be yours. If we don't get to your balcony through your suite for the waterproofing job, we'll have to bill you for the extra cost of having our mountaineer contractor swing down by rope to do the job.

Elevator control panel still pending

It's been delayed, but don't lose hope; we ARE getting new elevator controls and call stations.

-Gerald, Board Chair, Suite 703