

# *Darlington Arms Condominiums newsletter*

Issue #55—May 2010  
www.DarlingtonArmsCondos.com

## **Unused “fob” keys will be deleted at year’s end:**

We will be making unused “fob” or “button” keys inoperable at the end of this year. If you have extra fob keys, such as a spare in your drawer or held by a friend or your Mom, please use it, so that we will see that it’s active.

Once the inactive fobs are deleted there will be no problem to re-activate a key that you forgot about. Our volunteer Director, Russ of suite 404, can quickly re-enter that key into the memory of the readers at the front door and on the elevator. But to prevent a surprise lock-out, use ALL your fob keys before year’s end.

## **Intercom updates now have two volunteers:**

If you need to update your name or phone number at the front-door intercom we now have a second volunteer who can do that for you. Russ of suite 404—as well as Tony of suite 406—can update the information so that you can “buzz in” visitors. As the note on the bulletin board says, write down your name and phone number details and slide the note under one or the other’s door and then give them a day or two to get around to entering the information. Then check the intercom sheet so you know your intercom code number.

## **Replace your laundry with non-venting equipment:**

The laundry machines in our suites were installed when hot-air dryers without venting to outside were still permitted, but today they’re contrary to the Alberta Building Code. As we know, as well, in a few remaining suites you can’t reach your laundry plumbing shut-off taps behind the laundry stacking set.

If you want to address several concerns at once, replace your aging energy-sucking laundry equipment with an all-in-one washer/dryer combination, set either on the floor or on a sturdy new shelf just above the shut-off taps. This way you’ll use a lot less energy, not have humidity and lint exhausted into your suite, and have access to close the shut-off taps when the laundry is not in use.

In the meantime, here are three reminders: 1/ Always turn off the laundry taps when you’re not actually doing laundry, as a burst laundry hose would cause a great deal of property damage, and you’d be liable for it. 2/ Inspect your laundry hoses for wear, cracking, or ballooning. Replace them if you see any sign of wear, or just replace them anyway, as most are now over 10 years old. 3/ If you can’t access your laundry shutoffs and won’t soon buy an all-in-one machine, our building will pay the cost of creating access or to bring the shut-offs around to the front of the stacking set.

## **We’ll likely replace re-circulation piping soon:**

We’ve recently had some pin-hole leaking from the “re-circ” copper pipes that continuously draw hot tap water back to the basement water heaters. We’ll obtain a quote on the cost of replacing the re-circulation line and its initial branches above the water heaters, which will require access to suites above the boiler room, so 201 through 601 (in laundry rooms), and 203 through 603 (in kitchens). Stay tuned.

-Board Chair Gerald Rotering, 403-703-0675