

# *Darlington Arms Condominiums newsletter*

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www.DarlingtonArmsCondos.com

## **AGM will be held on Thursday, October 20<sup>th</sup>**

Our building's annual general meeting of owners will be held in the lobby at 7 p.m. on Thursday, October 20<sup>th</sup>. Please attend for one hour to hear of the past year's activities, plans for the coming year, and to elect the Board of Directors who will make decisions about your property and your money. Formal notice is to be mailed out to all owners, but might arrive only a few days before the meeting, so mark your calendar now.

## **We'll help with laundry equipment change**

Our Board policy is to encourage and assist with replacement of each suite's large stacking clothes washer/dryer with a compact all-in-one machine that does NOT vent hot air. The hot-air dryers that vent into our suites no longer meet building code standards and their original washer hoses are due for replacement. We recommend junking those oversized stacking sets, and our building will cover by reimbursement the cost of converting the power outlet in your laundry closet from 220 to 110 volts. For that job, Viking Electric is our preferred contractor: Kai at 403-242-5527.

Those who have made the change report complete satisfaction with LG's 2.7 cubic-foot all-in-one washer/dryer combo, model number WM3455HW. My own research and purchase lead me to suggest that the 4.2 cubic-foot model is too large for our suites' available spaces and our building's small-family needs. I found that The Laundry Store staff take the time to explain how the small non-vented washer/dryers work and how to use them effectively.

## **Watch out for the bouncing car gate!**

Our car gate for the surface parking lot is working well with its new hinges; it's opening reliably and enthusiastically. In fact, it can open so quickly that its momentum might—just sometimes—cause it to bounce right back into closing mode, and you don't want your car there if that happens. Let the gate open fully and see that the gate has come to rest before proceeding.

## **We're going to live with our old elevator for a while**

We wanted to modernize it.... we really did; but after reviewing costs and considering options, your Board decided that we'll live with the elevator's original mechanical systems for several years to come. We've signed a new five-year service contract with ThiessenKrupp Elevators and they promise to keep it running as long as parts remain available, which could be decades.

## **Add insulation to your windows' bottom tracks**

Kind of like our elevator, our building's windows are original but surprisingly functional. I can show you how to disassemble them for cleaning, and the vertical weather stripping is easy to replace. I've now found insulating tape that perfectly fits the bottom groove of the windows, so if you want to pick some up, it's just a matter of sliding it into place; 'no need to even use the sticky backing: Jacobs and Thompson closed-cell neoprene self-adhesive insulating tape, product number 21009, and measures 3/8" wide and 3/16" deep.