

Darlington Arms Condominium Newsletter

Issue #20, September of 2003

Annual meeting on October 16

Mark your calendars for the Darlington Arms' annual meeting of owners, scheduled for 7 p.m. in the lobby on Thursday, October 16/03 (bring a folding chair). Official notice will be sent out by mail to ensure non-resident owners are notified, as well. Please consider standing for election to our Board of Directors, as two members from the past year have sold their homes, so we know there will be Board vacancies. We require 25% attendance, so please give us an hour or hour and a half of your time. If you absolutely cannot attend, please sign your proxy sheet, and give it to a current Board member or an owner who will represent you.

Dogs resolution at AGM

As usual, we will have our test motion regarding dogs up for a vote at our annual general meeting. The Board will put forward the motion, "That dogs be permitted to reside at the Darlington Arms Condos", and recommends voting AGAINST the motion. The clarity of this action (it's been unanimously defeated in the past) prevents the Board from allowing any dogs in the building for the subsequent year. We hope one day to have our bylaws clearly make ours a dog-free building, but we've not yet accomplished that.

Exterior waterproofing to proceed

A mountaineer/contractor will soon be hanging around our building—literally—on a contract to replace all caulking on our building exterior, and to re-grout numerous areas of brickwork. This fellow did a great job with a leaking area on the building's top south-east corner, so we had him survey the entire building. The photos showed what we already thought, namely that we need this job done now, rather than in six years, as our reserve study indicates. Yet, at about \$11,500, this approach is far cheaper than the \$26,000 the reserve engineer had projected, using scaffolding all around the building.

We'll try to provide notice of what faces of the building he'll be on at various times, but don't be startled if you see the fellow hanging adjacent to your suite.

How bad are your windows?

Board members wonder how pressing the need is for work on our windows and patio doors. These are common property, and our reserve study budgets for future repairs or replacements. Yet full replacement, or even rehabilitation, will be very expensive, so it would be nice to buy time before incurring expense. As I found in my own suite, replacement panes cannot be bought or made, as the glass and frames are thinner than anything available today. How pressing is the need for new windows? Do your windows need interim repair? Would you support or oppose a special assessment to replace all windows? Bring your thoughts to the AGM.

Elevator panels pending

Two stainless steel panels will soon be fitted over the back wall of our elevator cab. We thought of re-facing the sections with arborite, but people moving will just damage them again. The panels will be removed for a week or two, and stainless steel will be wrapped over them, so bear with the cab's appearance until the job's done. As well, the dropped ceiling will be removed, as it's always in the way of people moving couches and such.

Do you rent a locker?

We have three rental lockers, but no revenue coming in. A change of manager means we've lost track of who rents those spaces. If you are using one of them, call Manager Bonnie Haslen: 261-3933 to arrange payment, or to schedule your removal of goods. If you want a 99-year lease on one, tell her that, too.

-Gerald, Board Chair, #703