

Darlington Arms Condominiums Newsletter

Issue #21, December 20, 2003

Elevator wobble will be fixed

While our elevator remains perfectly safe, it has developed a side-to-side wobble in recent months. Parts have been ordered to replace some guides on either side of the cab, which run in tracks as the cab travels. These have worn a bit, but the resulting wobble is no cause for concern. We expect repairs to be done by mid-January.

Car plugs will soon work!

We've finally figured out why the car plug-ins have not been working, and we're sure sorry some owners had trouble in cold weather because of this. Turns out the system is activated by cold weather, but the sensor is in the parkade, which is not heated, but certainly warmer than outside. This sensor is being moved to the east stairwell, so that when cold weather returns, the plugs will operate on a half-hour on-off cycle. That cycle and the temperature trigger are necessary to prevent someone stealing constant power, and to balance the cost of electricity with warm engine blocks.

Board meetings and next annual meeting set

To allow planning well in advance, the Board continues to meet at 7 p.m. on each month's third Thursday at the Chair's home suite. As well, our next annual general meeting is already set, so you can mark your calendar for 7 p.m. on the third Thursday of October, 2004, namely October 21.

Audited financials distributed

Our 2002—2003 audited financial statements were slid under doors last Thursday. Note that our corporation's fiscal year ends June 30, so the information is already a bit dated. At June 30, 2003, our reserve fund stood at \$42,000, but has since grown to \$51,000 at November 30, 2003. We'll be spending \$11,000 of that soon when we pay for the exterior caulking and brick re-pointing project that is more than half-finished. At June 30 our operating cash stood at about \$7,000, and with our increased condo fees this has grown to a much safer \$19,000.

Still, we continue to have suites that do not pay their monthly condo fees on time, and currently are pursuing debts exceeding \$2,000. PLEASE use the pre-authorized payment plan, so our Property Manager and our Board can spend their available time on more important things than pursuing revenues that we need to pay our bills.

Natural gas bills will hit us all

While we have a few dollars in the bank, we could burn through those quickly, now that natural gas costs have jumped again, and we're facing mid-winter heating bills. Keep in mind that we now budget \$38,000 for utility costs, which is up from \$29,000 only a year ago. That \$38,000 amounts to a third of our total condo fees. In other words, if we waste heat and hot water, we'll pay for it with yet higher condo fees next year. As the joke goes, shower with a friend, or install a "pause valve" on your shower, so you can stop running hot water while you're lathering up. Those cost all of \$5. If you don't have a wrench to install it, let me know, and I'll do it for you.

Clogs cause clunking, confound it!

Please consider that our hardwood floors and concrete construction carry clunking sounds throughout the building. High heels, clogs and other outdoor wear cause a clatter that disturbs many neighbours. Leave those by the door, and put on some cozy soft slippers. You'll feel warmer, requiring less heat and its expense, and your neighbours will appreciate the quiet.

Suggestions box for Board/Bayview items

A small white mailbox has been installed in our mailroom for information notes to our Board and our management company. Don't use it to make condo fee payments, but feel free to drop in memos regarding maintenance or the like. Toward the annual meeting, it's a place to put your proxy form, for example, if you'll not be attending that meeting.

-Gerald, Board Chair, Suite 703
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