

Darlington Arms Condominiums Newsletter

Issue #24, June 20, 2004

Roof repairs are planned

An engineer has confirmed that water is getting under a portion of our tar-and-gravel roof, so the Board has ordered quotes and quick work to repair accessible areas. The roof dates only to 1997 or '98, and flashing is in good condition, along with some upgrades we've made to the flashing recently. With patching and perhaps some additional gravel, we hope for another 10 or even 15 years of life from the membrane.

On the lower 1/3 of the roof at our building's south end, two private rooftop decks cover much of that roof area, so we'll spruce up the accessible area in between. Roofing work is never cheap, of course, but we'll be able to cover it from our reserve account.

Lockers to be built—'need one?'

Four more lockers are being built on common property in our basement's north-end storage area. If your suite does not yet own a legal storage locker "unit", or lease one of those we've built, let us know of your interest via a note to the suggestion box, or by a phone call. These lockers will be leased for 99 years on a cost-recovery basis, which is exactly \$642 each.

Securing our parking lot

The Board considers it a priority to fully enclose the surface parking lot around back. Ideally, it should have a power gate, activated by the remote controls that those suite owners still have (replacements are commercially available). The original mechanical gate was notoriously noisy and unreliable, so we won't try to revive it. Quotes will be obtained for a new single or double-door swing-style gate.

Finances are looking good

Condo fees overdue from several suites have been collected recently, greatly reducing our accounts receivable. The cash allows us to pay utility bills, make contributions to the reserve account, and do the maintenance that keeps our building in tip-top shape. We have about \$60,000 in the reserve for major capital expenses, and just less than \$30,000 in operating funds.

Web site being explored

The Board is considering creation of a Darlington Arms Condominiums web site. Posting these newsletters, the minutes of Board meetings and of annual general meetings would provide quick access to information and save some money when compiling the condo documents needed when you sell your home. As well, of course, we'd have all our contact numbers posted, and a few photos of our building looking its best.

Interesting news briefs

*Harland of #306 has become our volunteer in-house programmer for our front-door intercom. Slide a note under his door if you need your phone number or code updated. Tell your tenant or, if you sell, your suite's new owner that Harland's our man for getting this done. Thanks, Harland!

*Erik of #301 can be thanked for his great work re-lettering our front-door canopy. 'Very nice!

*Joyce of #205 should be complimented on her gardening work. 'Looks the best we've every seen it!

*We've just had our loyal contractor, Josef, touch up the painting and fill wall nicks in our lobby.

*The elevator has a new and brighter light fixture installed, and now we'll touch up the black ceiling.

*The basement door to the parkade has a new hinge, so it won't jam any more. We've installed a cable, hook and eye to use when you need the door held open. This is easier on the hinges than the block of wood.

*The second hot-water tank has been replaced, so all our heating boilers and water tanks are new.

-Gerald, Board Chair, Suite 703