

Darlington Arms Condominiums Newsletter

Issue #32, 10 October 2005

Surface-lot painting this Thursday

All vehicles will have to be out of the surface parking lot this Thursday, October 13, from 9 a.m. to 4 p.m., to accommodate spray painting of the plywood fence along the back property line. Our contractor, Josef, will be using oil-based paint that will NOT come off if any side-spray lands on cars.

Feel free to use the loading zone (two cars in a row), and even the west edge of the parkade ramp, which can accommodate two or three cars, as long as they're close to the wall to allow indoor parkers to drive by. Squeeze in where you can, if your car has to stay at home that day, but get it away from that back fence. Yes, we'll have to tow out any car left in its stall. We tried to buy temporary parking nearby, but found none.

Parkade paint job will be next

In a few weeks we'll be serving notice for vehicles to vacate the parkade on two days about a week apart to accommodate cleaning followed by painting. Your Board wants the parkade painted white to reflect light and shed dirt, and the pillars will be painted yellow so that they stand out for safe backing out of parking stalls. Consider now where you might park your vehicle for those two days when that time comes.

Energy costs have been locked in

Hoping to save money as energy costs climb, our building has locked in its prices at current rates on five-year contracts. Our natural gas price is set at \$8.25 per gigajoule, and our electricity for common use (hallways, outdoor lighting, elevator and pumps, but NOT your in-suite use), is .066 cents per kWh. While price caps by the Province won't help us save money because we're already capped, we should receive our share of any energy-cost rebates the province issues.

Regardless of the lock in, energy is our building's largest single expense at about \$34,000 per year, or about 25% of our total spending. Help control YOUR condo fees by not wasting heat or hot water. Our Bylaws require that we only run water when we're actually using it. Any suite installing a low-flow shower nozzle, preferably one with a pause button, will have that expense reimbursed by our building.

Annual meeting on Thursday, Oct. 20

Please plan to attend our building's annual meeting for an hour at 7 p.m. a week from Thursday. We need to elect a new Board and receive brief reports on the activities of the past year. Questions from owners will be welcome, of course. Note that we will once again vote on whether to allow dogs in our building for the next year. If you absolutely cannot attend, please fill out and sign your proxy and drop it in the suggestion box. We'll write in a Director's name to vote for you if you've not chosen someone to represent you.

-Your Condo Board neighbours