

Darlington Arms Condominiums Newsletter

www.DarlingtonArmsCondos.com

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Intercom disabled overnight

It took a few months to implement, but our intercom timer has been installed, so it switches off nightly at 11 p.m., reactivating every morning at 7 a.m. You'll remember that this measure was adopted by the Board after vagrants repeatedly rang people's phones overnight looking for someone to let them in. Even if those people weren't buzzed in (and they sometimes were), the phone calls were a nuisance to several residents.

Keep in mind that if you have a delivery or visitors after 11 p.m. (quiet ones, we hope!), that they'll either need to cell-telephone you from the front door, or you'll need to be in the lobby to welcome and admit them.

Hallways and lobby quiet requested

Signs will soon be ordered and posted in our lobby and hallways, reminding us all to keep our voices and noise down in common areas. We forget that bedrooms are just inside those suite doors all around us. Particularly in the lobby, groups coming and going and greeting each other loudly can wake residents at all hours of day and night. Watch for the signs and please let our neighbours sleep through our comings and goings.

'No parkade janitor on duty

Be aware that we don't have a regular cleaning service for the parkade. Please pick up litter that you see or might have dropped yourself, as otherwise other volunteers need to do it, or it'll wait until the once-each-year spring sweeping. That's a long time for litter to collect in there. Note that the green container beside the overhead door is a sand container, not a garbage pail. The garbage container near the man door will take small items, but please bring bags of car litter up to the bin, or drop them down the chute on your floor.

Two repair projects planned

The Board has authorized engineering and pursuit of quotes to pour new concrete for our east-side driveway, boulevard "ramp" and garbage bin roll-out area. This will be an expensive project that will require much jack hammering and closure of the surface parking lot for several days when it happens. We'll give as much notice as possible, but it's time to repair an area that's badly deteriorated and looks messy.

A more modest project will take place on our roof early this spring, when PDQ Roofing does some patching work to keep our tar-and-gravel roof performing for (we hope) many years to come. Other projects include waterproofing this past winter of a leaky balcony, recent hardwood floor repairs from minor water damage in several suites and wall repairs in our lobby, plus drainage that we plan for our basement water-meter room.

Cash position at March 31/2006

Our corporation has \$23,000 in operating funds and \$70,000 in the capital reserve fund. We continue to operate within our budget, with this being our third year at the current level of condo fees. No fee increase is planned by the Board for our new budget year starting July 1, but we foresee the likelihood of that after our Reserve Fund Study update, due during 2007. Our accounts receivable are tiny, with some months showing no suites whatever in arrears.

Gerald, for your Condo Board
Suite #703, Phone 703-0675