

Darlington Arms Condominiums Newsletter

www.DarlingtonArmsCondos.com

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Annual meeting on Thursday, October 19, in the lobby at 7 p.m.

Official notice will soon be mailed to all owners, but here's advance notice of our annual general meeting ("AGM") on the third Thursday of October. Please mark your calendar and join your co-owners for an hour in the lobby. We'll hear about the past year's efforts to maintain and improve our building, the state of our finances, property values, neighbourhood developments and our plans for the future. Questions of the outgoing Board and our property Manager will be welcome.

Election of a new condo Board will be an important aspect of the AGM. Consider whether you might help govern our building during the coming year. Nominations do not need to be seconded, and you can even nominate yourself.

Install new windows at 50% of the cost!

While our corporation is responsible for all exterior windows and doors, we have no plans for quick modernization of this expensive part of our building. Our current reserve-fund plan schedules new windows phased in starting in 2013 at a total cost approaching \$250,000, but we might be putting that off if we have other priorities. Yet some owners may want new windows sooner to enjoy less draught, less dust and less noise from outside. In that case, our Board has decided, owners can share 50-50 with the corporation for new windows at any time. We'll work on specifications, so that if someone wants to upgrade their suite we'll know exactly what style and colour will be installed.

Car doors are on a maintenance contract

We have contracted with Creative Door Services to inspect and maintain our car swing gate and parkade overhead door every month. Regular maintenance should see reliable gate and door operation for both surface lot and indoor parkers. Tweaking of the swing gate's radio frequency recently made the gate respond better to the remote controllers. 'Sorry for the inconvenience until that was adjusted!

Water leaks repaired—suites under way

We recently had a couple of pin-hole leaks in hot-water pipes, causing minor damage to a few suites, first at the front of the building, and more recently at the back of the building. These seem to happen in the original hot-water lines (we have many newer ones) that expand and contract against concrete or a metal wall stud. Repairs to pipes have been done quickly, with new pipes and elbows arranged to avoid such friction in future. New access panels in halls (fifth and sixth floors so far) and in some suites will make any future repairs easier and cheaper. Our favorite contractor, Josef, has since been touching up floors and walls as needed.

Darlington Arms news briefs

*East-side concrete replacement isn't happening fast; perhaps in the spring. *Engineers are to inspect our building soon towards an updated reserve-fund report. *Garbage collection frequency has been increased to three times per week to avoid bin overflows and summertime odours. *New "exit" signs and battery-pack emergency lights have been installed in several basement and parkade locations. *Top-floors balconies that pool some rain water are being waterproofed. *\$18,000 cash on hand, and \$83,000 in the reserve fund.

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