

Darlington Arms Condominiums Newsletter

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Condo fee increase likely in July

While no decision has yet been made, our Board foresees an increase in condo fees effective 1 July, 2007. As long-term owners will know, condo fees in our building have not changed in four years. During that time we've managed to break even every year and even built a small operating reserve fund. Some extra plumbing repairs and restoration of minor water damage this past year, however, sees us running about \$13,000 over budget, and that number will likely be larger by our 30 June 2007 year end. As soon as our Manager gives his best advice and our Board decides, formal notice will be sent to all owners.

Draft reserve study in hand

Our Board has a draft copy of our building's new engineered reserve-fund study, which Directors are reading and commenting on before we adopt a final version. As we all know, our building is 30 years old, so a variety of its components could use attention. While engineers often recommend high-end and expensive upgrades or replacements, our Board takes a practical and budget-conscious approach. We intend to continue to maintain our building well and to fund important capital works adequately, but not unnecessarily. Even so, capital projects not adequately funded by our Reserve Fund cash may be identified, which could require a special assessment. Should that be the case, owners will receive the earliest possible notice.

Parkade door goes to remote control

The parade door has recently been at risk from cars that could not make it up the slippery ramp in snowy weather. It's impossible to get out of your car, walk up the slippery ramp to the opener button, then get back behind the wheel in time to drive/slither back through the open door. Both for the convenience of those who park indoors and because of this threat to the parkade's door, the Board has approved installation of a radio-controlled trigger for the opening mechanism. After installation in a month or two key-fob openers will be distributed to owners who own indoor parking stalls.

Loading zone is a LOADING zone

Owners are reminded that our east-side loading zone is exactly that. It's for coming and going when you have groceries or Ikea boxes to unload. It's for our janitors who visit three times each week, and for our plumber, locksmith and other contractors. The zone is also often used by people moving in or out of the building. Vehicles parked in the loading zone for hours, much less for days, can be ticketed or even be towed away without notice. Directors and our Manager have authority to call the City's Parking Authority, and have a mandate to do so to keep the loading zone available for these temporary uses.

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