

Darlington Arms Condominiums Newsletter

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Condo contributions will rise on July 1/07

We held the line for four budget years, neighbours, but can't do it again. We have increased operating costs and a long list of both minor and more substantial issues that our Reserve Fund Study engineers recommend be addressed. The Board is pleased, though, that by increasing our contributions by 20% we can put off for years or perhaps avoid a special assessment.

The Board adopted the following resolution at its meeting of 15 March 2007.

Whereas our condominium contributions have been at the current level for four budget years and our operating expenses have grown to exceed our budget by about 10% during 2006/7; AND

Whereas the reserve-fund engineers recommend a significantly larger contribution to the reserve-fund account annually, yet our owners are of modest means, unable to contribute more than a further 10% increment towards next year's budget;

Therefore be it resolved that the Darlington Arms Condominiums budget for 2007/8 starting 1 July 2007 be increased by 20%, from \$139,139 to a rounded \$167,000. With miscellaneous income of \$1,500 deducted, the condo contributions will be calculated from required revenue of \$165,500.

Further, that the 2007/8 contribution to the reserve fund be increased from \$27,480 to \$45,000, or by 64%, with the balance of increased revenue allocated to the operating fund, with any unallocated operating money assigned to contingency.

(Information note: Increased annual revenue will be about \$28,000, less \$17,500 more to Reserve, leaving about a \$10,500 increase to the operating fund next year.)

Various projects are already under way

In response to the draft Reserve Fund Study, the Board has authorized various projects. Our multi-trades contractor Josef is already on site and Adelard Plumbing will also soon perform improvements to our mechanical installations. Among these:

- *Create ceiling access panels in three parkade locations for easy future access to piping.
- *Improve the parkade's lighting and ventilation. The door to the parkade is already repaired.
- *Repair several damaged parkade roof structural members.
- *Install brighter lighting and floor paint in the basement lobby.
- *Lay new ceramic-tile flooring in the elevator cab.
- *Have our sanitary and storm sewer lines "scoped" and power flush them to clear away debris.
- *Insulate various basement and boiler-room hot-water piping and exhaust stacks.
- *Enlarge the boiler room's combustion air supply cowling.
- *Install devices on our outside and boiler-room taps to prevent possible suction into water lines.

Later this year we'll consider options to upgrade our fire-safety systems, ranging from better audio and strobe-light alarms to the old display panel at the entrance and our generator-powered stairwell lighting system.

Gerald, for your Condo Board
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