

# *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 Aadelard 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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