

Darlington Arms Condominium Newsletter

Issue #40---May, 2007

Parkade door locked Monday!

Have your car out of the parkade by 10 a.m. Monday morning, if you'll need it at all that day. Prep work has been done, so Josef now needs to place concrete forms above the car overhead door, and prop them in place until the material cures. While he hopes to be done by 3 p.m., there's no guarantee. Your best bet is not to be parked in there at all, as the door will be locked closed for the duration of the project.

While we're on the parking garage, we can expect installation during May of our remote-controlled door opener system. That will allow us to remove the key-fob opener at the top of the ramp, increasing security and convenience for those who own indoor stalls. In slippery conditions, you'll also be able to re-open the overhead door behind you if you can't make it up the ramp. A large pail of sand is available, of course, to make the ramp less slippery.

Fire alarm repair is pending

There was a week's delay, as our Manager could not attend with Sprouse Fire and Safety, but Monday morning we'll have a repair person here to address the out-of-service fire alarm panel. Our building is also on notice that our panel and alarms are an out-of-date system that requires replacement. A project to upgrade all these components is a Board priority before year's end.

Not so much laundry soap, please

There's FAR too much laundry soap being used by someone in a south-west corner suite. A ground-floor suite there is suffering repeated backups of suds coming up out of the toilet and tub, yet we've had our sewer lines inspected by camera to confirm that there is no blockage causing this. Everyone should use as little laundry soap as possible to get the washing done, but please review your laundry habits **ESPECIALLY** if you live in an '04 or '06 suite.

Reserve-fund study is completed

Morrison Hershfield Engineering has completed its reserve-fund study of our building, and a saving/spending plan will be before the Board on May 17th. Our Board does not agree with the engineers that we should replace all our exterior windows and doors, plus do other very expensive non-essential projects. Our condo contributions will, however, rise 20% on July 1 to fund a 50% increase in Reserve Fund contributions, which we feel will fund the things that truly need to be done.

As soon as a Reserve saving/spending plan is adopted by the Board, both that and the technical study will be posted on our building's web site. The Board-adopted Reserve Plan will be distributed to all owners, as required by the Condominium Property Act.

-Board Chair Gerald Rotering, 703-0675