

Darlington Arms Condominium Newsletter

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Elevator security restored

Whew! It took weeks, but the “button key” control on the elevator is repaired, and we’ve added the key switch as a backup. Now if the electronic device fails you can use your stairwells key to activate the elevator cab’s button panel. Turn it ¼ turn right and push your floor button, then release. We’ve just had the key switch adjusted so that it turns more easily, too. Oh, its little light does nothing, so ignore that. It’s a brand-new lockset in there, so if your stairwells key is wearing it may not work; please try it to be sure. If you need a replacement stairwells/elevator/back-lot key, I can provide that.

Directors agree that securing the elevator this way is a pain, but we were not willing to eliminate that layer of security for our homes.

While we’re discussing the elevator, we had an outage today because of pebbles or grit in the door guides at one floor. Please watch for things falling into the guides both at your floor and under the cab’s inner door, and flip out with a key anything you see in there. Our janitor vacuums them regularly, but he’s not here every day.

Reserve projects largely done

A very long list of upgrades to our building has been accomplished since February when we received our draft reserve-fund needs study. The final report is available today on our building’s web site, introduced by a list of things we’ve done; it’s impressive. A suite’s buyer recently had our documents reviewed professionally, and the reviewer called to enthuse about how well she thought things are going in our building.

The one larger project still pending is emergency lighting for our hallways and stairwells, which will end reliance on the old backup generator in our boiler room; we’ll go to battery-powered exit lights and lighting system for any blackout. Listen for some noise and watch for some dust when Josef gets to this project in a few weeks.

Beyond that, perhaps by fall we’ll have a handle on the cost of a new concrete pad with storm-water drainage for the building’s east side. It would be nice to have water drain away, and for the garbage bin to roll out and back in more easily, but we’ll see if it’s affordable.

Storage restrictions in various areas

*Please do not store items in the parkade or in front of your car in the surface parking lot. Our concern extends beyond clutter to fire hazards, and in the parkade we need free access in any emergency to the overhead-door exit, the lower lobby door and to the east-side emergency exit.

*Some people have again made unwanted donations to one of our storage-area hallways, which just means volunteer Directors have to haul it away. With three more lockers built in the west-side storage area, there’s no room for storage in those halls. If it won’t fit in your locker, it’s time to donate it to the IODE on First Street S.W., only a block away. Don’t give it to us; we don’t want it.

-Board Chair Gerald Roterling, 703-0675