

# *Darlington Arms Condominium Newsletter*

Issue #42---September, 2007

## **No kitty litter down the chute, please!**

Kitty litter—and anything else breakable, stinky or dangerous—must be carried down to the garbage bin for disposal. Bags of kitty litter explode when they hit the bottom of the garbage chute, spraying urine-soaked sand and cat turds across the room. I'm putting this dramatically so residents will think about the mess we sometimes create for our poor janitor, Manuel. The odours also waft back up the chute to haunt us upstairs. Please carry to the bin anything messy or breakable.

## **Maintenance report: two steps forward, one back.**

\*The intercom has a new dedicated phone line to the phone control board in the boiler room, so may actually work reliably for months or even years to come. Thanks for your patience!

\*The cause of our flickering and pulsing lights may finally have been found by Enmax in the in-ground distribution room across the street. A connection to our building had turned purple with the heat of failure, so its replacement should put an end to that irritating problem.

\*Our new fire alarm system is complete, and we still hope to have new stairwells and hallways battery-pack lighting installed this fall.

\*The swing-arm car gate malfunction has not been repaired because we haven't found a technician who knows how it works or is willing to put time in to study its schematic and operating manual. Efforts continue to find a techie who will do the job for us. Meanwhile, if the gate remains half open, just open it again with your remote controller, and it will usually open and then close again properly.

## **A storage locker left for a suite without one.**

One newly-built locker remains available for the one-time lease fee of \$710, which was our cost to build it. We hold it for one of the suites that still has no titled or assigned locker, which our records show to be suites 101, 103, 202, 205, 306, 505, 601 and 603. If you own one of these suites and now do want a locker at that price, give a call!

## **Heating pipes caution for this winter.**

It's a bit early to think of freezing weather, but let's get this out of the way. As the temperature plunges all too soon, keep in mind that an open window or patio door can freeze the heating pipe just below it, which then cracks open and does water damage. If you have your heating off and open your patio door a bit for fresh winter air, put a large pillow or blanket over the adjacent heating radiator.

## **Annual meeting on Thursday, October 18, 2007.**

All owners are invited to attend our annual general meeting in the lobby at 7 p.m. on October 18. We'll be reviewing the year just past, take questions, elect a new Board of Directors and maybe vote on a few questions, like whether you again want to allow dogs to visit or live in the building. Formal notice will be mailed out, but mark your calendars now. The annual meeting is always brief but informative.