

Darlington Arms Condominium Newsletter

Issue #43---February, 2008

Clogged air vents are easily cleaned

After 27 years it should be no surprise that some of our bathroom ceiling air vents are clogged with dust. If you don't feel air being drawn out of your bathroom(s) by the roof-mounted vent fans, you might want to remove the grate and carefully clean out the draw tube. Behind the grate is a tin box, and the draw tube leads off from one side or the other. Just reach in, or use a tablespoon, and clean it out. Be careful for a projecting metal screw or two inside the tube. It's a dusty job, but worth doing every quarter century or so!

Happy 10th anniversary on 15 May 2008

May 15th will mark 10 years since our building was registered as a condominium in 1998. Original purchasers will remember that renovations continued for almost a year past that date (what a racket!). Our condo plan was likely the first in southern Alberta to show titled parking and titled storage lockers. For that reason our building's plan is used as a classroom tool by the Calgary Real Estate Board and by instructors on condominium topics for the Alberta Real Estate Association. 'Cool!

New hallways carpeting is coming

Our carpeting has actually stood up pretty well these 10 years, but your Board is fed up with it being blue while our hallways are shades of green. So to help celebrate our 10-year anniversary, a carpeting choice will be made at our March 20th meeting, and installation should follow soon afterward. That job will require access to suites to nail down new trim strips under all our doors, so if we don't hold a key to your suite, please make a copy, which we'll fetch and keep in the safe until it's needed.

One more Director needed

Our Board needs one more Director to fill the six positions available for the current year. If you own in the building or rent and are interested in running our building well, let us know. Our Board meets for not longer than two hours at 7 p.m. on the third Thursday of every month.

Money on track for the year

Okay, \$139,000 sounds like a lot of money, but it's not a generous amount when it comes to running a 40-suite \$9 million building. Still, we're managing, and are spending in balance with our revenue. We have \$3,250 on hand in cash and \$95,000 in our reserve fund. As for suites in arrears on their condo contributions, we haven't had a problem for the past two years, so have virtually nothing owed to our condo corporation.

Bylaws modernization coming

A lawyer has been assigned to re-write our Bylaws to better match Alberta's new Condo Property Act of 2000, and to delete clauses about the rights of the condo-converting developer. The new Bylaws will also prohibit dogs in the building and tighten up rules about how many people may live in a suite. Lastly, we want to add schedules showing which suites have permanent use of outdoor parking stalls and the assigned lockers that we've built. Once reviewed and recommended by our Board, all owners will receive a set and a ballot to vote for their adoption, for which we need 75% support.

-Board Chair Gerald Roterling, 703-0675