

# *Darlington Arms Condominium Newsletter*

Issue #44---April, 2008

## **Garbage chute cooperation asked**

All residents are asked to limit use of the garbage chute to between 8 a.m. and 8 p.m., as per our House Rules. Many suites lie adjacent to the chute, and one is adjacent to the garbage bin room on the main floor, so please consider how much noise we're making for them, and at what hours.

## **Help us sweep parking areas at noon on Sunday, May 18**

It will take no longer than an hour for volunteers to sweep up our surface parking lot, the driveways, and our garage, so this year we thought we'd save that contractor fee and do the job ourselves. We'll gather in the lobby at noon on the long-weekend Sunday, May 18, where a few extra brooms and long-handled dust pans will be available...but feel free to bring your own.

## **Hallway carpeting project in May some time**

The material has been ordered, so by late May we will have all hallway carpeting replaced. We'll be hiring a security guard who will hold our backup suite keys and open doors to allow threshold strips to be put down. No suites will be entered. The project's total cost will be about \$17,000.

## **Save hot water—shower with a friend!**

Okay, I'm joking, but our natural gas bill is no joke. We're \$5,000 over budget and on the road to spending well over \$25,000 this year to heat the building and provide hot water. This is despite a locked-in rate for natural gas that's \$2 less per GJL than the \$10 current price. For a reminder of how much energy it takes to heat stone-cold water, consider how long it takes your little kettle to boil, or to heat a small pan of water to boil an egg. Our building offers a no-cost reduced-flow shower head to every suite, and I'll install it for you, so if you'd like to help keep your condo fees down this way, give me a call. And/or shower with a friend.

## **We're on budget....but barely**

We're just squeaking by, folks. On an operating budget of \$167,000 we only have a buffer of \$4,300, or 3.4% in our expenses. If you can turn your heat down, use less hot water or help sweep parking areas to reduce costs, please do your bit. A budget for next year is being prepared, and your Directors would sure like to keep to a minimum the increase in our condo contributions.

## **Reserve tops \$100,000, but won't stay there long**

It's nice that our Reserve Fund has topped \$101,000, but we'll soon pay some bills, such as for re-carpeting all hallways, new backup lighting in stairwells and upgrading hall lighting, plus a roof patching project. We're doing well staying on top of maintenance and Reserve Fund-identified projects. I see many other condo buildings and regularly regale the Board with sad stories from other condo corporations. Be glad that you own and/or live at the Darlington Arms!

-Board Chair Gerald Roterling, 703-0675