

Darlington Arms Condominium Newsletter

Issue #47---19 September 2008

Annual meeting on October 16th

Our building's AGM will take place in the lobby at 7 p.m. on Thursday, October 16, 2008. Official notices will be sent out, but mark your calendars now and give your building one hour of your time that evening. Bring your own chair. We require 25% attendance in order to have a valid meeting.

If you can't attend, assign your proxy to a neighbour who will, or fill out the proxy to a member of the outgoing Board: Gerald Rotering, Krista Robertson, Tony Grimes, Erik Ross or David Kelly.

The important business will be to review the year just past, to elect a Board for the coming year, and to discuss any issues owners wish to raise. Consider being elected or acclaimed to the Board, which can have up to seven members. Meetings are only an hour and a half once monthly (third Thursday, 7 p.m.), and duties for Directors are modest, although whoever is named Chair puts in a bit more time.

Election signs okay during campaign

Recognizing that people have a right to participate in election campaigns, the Board will not enforce our no-signs bylaw for reasonable window or balcony partisan signs during federal, provincial and civic election campaigns. Laws at those levels, plus the Charter of Rights and Freedoms, guarantee that people can support any campaign, be enumerated for voting and be canvassed by candidates or their representatives.

Those who post such signs in windows or on their balcony railing should make sure these are secure, and we ask that they be removed immediately when the campaign ends. We will continue to enforce the prohibition on all other signs, including "for sale" and "for rent" signs, other than "open house" signs while the open house is in progress.

Energy-saving experiment in February

For the month of February we'll be turning off our five roof-top bathroom ventilator fans. These fans run 24-7 to draw air out of our building, which also means we lose a lot of heat and pay for the power to run the fans. The Board wants to see whether adequate ventilation may be provided by our "make-up air" furnace alone, which blows heated air into the hallways.

Directors will gladly hear from you during the month if odours or humidity are becoming a problem. If we don't end the experiment before month's end we'll then see whether any saving in power and heating cost is large enough to show up on our utility bills.

Some weather strip replaced

This past summer we hired a student to begin replacing the weather strips in some of our suite windows, plus in the bike-storage room and the laundry room. At the same time, this allowed thorough cleaning of the glass inside the two sets of single-pane sliders, which most owners have been unable to disassemble and then re-assemble. We also cleaned the inside surfaces of the lobby windows.

Those who have had the work done are very pleased with the clean look, and we'll see this winter whether the improvement cuts down on drafts, reduces frosting-over, and perhaps reduces heating costs. So far 10 suites' windows have been done, plus all common-property windows, so about a quarter of the project is done. The total cost of completing all windows in the building would be something less than \$10,000, which compares well with the hundreds of thousands of dollars that new windows would cost.

-Board Chair Gerald Rotering, 703-0675