

# *Darlington Arms Condominium Newsletter*

Issue #48---January 2009

## **Exhaust fans off for February**

In a one-month experiment to save money on heating we'll turn off the roof-top exhaust fans on February 1, as these pull large amounts of expensively-heated air from our building. Although there will be no draw on our bathroom vents, we'll still be receiving 5,800 cubic feet of fresh and heated air pumped into the hallways every minute, which will tend to exhaust via the bathroom vents. If your suite feels stuffy, your bathroom vent may be clogged. As we've mentioned before, these are easily cleaned by removing the grate and pulling out the accumulated dust in the tube beyond.

If the reduction in circulation is unbearable we can end this trial at any time.

## **New Bylaws soon coming your way**

New Bylaws have been prepared and recommended to our building's owners by the Board of Directors. These Bylaws are more modern than our existing set, taking advantage of the new Condominium Property Act. Our building's prohibition of dogs has been added to the Bylaws, and an attached schedule will guarantee the assignments of surface parking stalls and non-titled storage lockers.

Board Chair Gerald will soon hit the photocopier and distribute the Bylaws and voting forms to all owners, followed by the more difficult task of collecting the signed voting sheets. We need approval in writing from 75% of all owners before the Bylaws can be adopted and registered at the Land Titles Office.

## **Garage door replacement is coming**

Our overhead garage door was damaged two weeks ago when someone ran into it from outside. Various parts of that assembly were badly worn after 20 years of use anyway, so we've already replaced the drive assembly, and a new door is on order. Meanwhile, the old door is sagging when it's open, so drive under it carefully, and perhaps off to one side. We should gain a few inches of clearance with the new door.

## **This isn't a nightclub!**

Our building is very well behaved compared to some nearby condo buildings that we hear about, but once in a while someone here throws a party that disturbs other residents. Our Bylaws (both old and the new) are very clear that this is a residential building with quiet behaviour expected at ALL hours. The rules against excessive noise, uncontrolled entry by outsiders, and rowdiness are clear and enforceable. Any resident can and should ask those being disruptive to stop it and leave, and to call police if necessary. Our new Bylaws will allow the corporation to fine owners responsible for disruptions.

## **Did you see our lobby flower arrangement?**

A month or two back we lost the arrangement of dried flowers on the half-round glass table in the lobby hallway near the elevator. If you have any idea where this attractive item went, let us know, will you?

-Board Chair Gerald Roterger, 403-703-0675