

Darlington Arms Condominium Newsletter

Issue #49---February 2009

New Bylaws are adopted, so we have updated the Guidebook, too

Thanks to all those owners who responded, we obtained 34 affirmative votes (of 40 suites) for the adoption of our building's new Bylaws, which are today registered at Land Titles. This makes our dog ban official, and the "statement of leased common property" schedule to the new Bylaws gives all owners a registered document that proves their right to use assigned lockers and surface parking stalls.

The last step in this project was updating of our building's Guidebook, which is attached for all suites. It was e-mailed out recently to off-site owners. Tenants and owners alike should recycle earlier versions of the Guidebook, and keep this one as a reference manual, as everything you need to know about the Darlington Arms Condos is in it.

Bathroom vent fans go on again March 1

Although I'd leave them off all winter to reduce heat loss and electricity consumption, our five roof-top ventilator fans will be turned back on next Sunday. The Board is not yet convinced that the saving is worth the reduced ventilation. We'll discuss the issue again, though, and might consult an HVAC company about how much heat (and thus dollars) the fans suck out of our building, and whether individual bathroom vent fans would work. 'Stay tuned.

Moving requires an elevator lock-off key

Use of the elevator for moving in or out requires use of the lock-off key, which can be fetched from Consolidated Realty and Management—only a few blocks away—for a \$100 refundable deposit. If the key isn't used, too often the door is held open, throwing it off kilter, which causes a long moving delay, and resulting in an expensive service call. Read the Guidebook for details, but always go borrow the key, and post notes a few days in advance, so others know of your plans. Thanks!

Don't use the parkade's east exit door, please

We need to have some welding done in the spring on fencing around the parkade's east exit door stairwell. Right now the fence door won't close—much less lock—behind you, so we ask that you not use that exit for the time being. Hey; it's for the security of your own vehicle.

Both the car gate and overhead door are working well

We've overcome winter's gremlins that had the surface parking gate quit working a few times, and we've completely replaced the parkade's overhead door and its mechanicals. Both the gate and the door have quick-release arrangements, so if they're out of service in the closed position, they can be easily opened by hand.

-Board Chair Gerald Roterling, 403-703-0675