

Darlington Arms Condominium Newsletter

Issue #50---March 2009

No condo contribution increase for 2009-10

There will be no change to condo contributions for our fiscal year beginning 1 July 2009, the Board has decided. With our budget in balance, a little cash on hand, and contributions being made to Reserve, we thought we'd leave our contributions as they are. We'll see if that needs to change with rising insurance, natural gas and management costs, but we hope not.

On 1 July 2008 our contributions increased 4%, and a year earlier than that—in mid 2007—we had the big jump of 20% when we needed to get more serious about having an adequate Reserve. Today we put \$3,862 per month into that pot, which now stands at about \$122,000, despite having spent from it as necessary. We're not rich, but we're doing okay!

We are responsible if our water damages others

A recent overflowing toilet has been a reminder that we are each responsible in event of water from our suite damaging suites and common property below or beside our homes. In the recent incident—which was caught before damage occurred—the toilet filler mechanism allowed water to keep running even though the toilet was plugged and the tank had refilled. This is a minor maintenance item than could easily cause \$10,000 in damage if no one's around to stop it.

Here is a checklist of things we should all do to prevent an expensive incident:

- 1/ Ensure that your toilet tank water supply shuts off when the tank is full. The water level should stop below the top of the overflow tube, which is a great safety device, but which won't help if your toilet is plugged.
- 2/ Confirm that your toilet does not move or rock back and forth, which breaks the water-tight seal between the toilet and the pipe below it.
- 3/ Repair taps and any other fixtures that leak. Just because water disappears behind your sink and is out of site doesn't mean it's not a problem, as it could be appearing through a ceiling below you.
- 4/ Check the condition of your laundry hoses, which in our building are all 10 years old, but are usually recommended for replacement every five years. Close your laundry shutoffs between uses, if they're easily reached, and certainly when you go on vacation.
- 5/ Check your insurance policy to see how well you're covered, should water from your suite cause expensive damage to others. Anything not covered by our insurance would have to come from our own pockets.

Water stoppages are a fact of life

The fact that our building's water is briefly shut off every month or two has been discussed by our Board and many times with Adalard Plumbing. While shutoffs exist under most kitchen and bathroom sinks and have been added to a few showers, about 30 of 40 showers in the building have no shutoffs, and it's not practical to install them.

Most water shutdowns have been to replace a shower tap valve, but at least we hear that the replacements will last far longer than the originals. Still, we'll just have to live with the water shutdowns and the air that needs to be cleared from lines afterward.

'Need to drop a load?

A large-items refuse bin can be brought in if numerous residents have old couches, chairs or beds they need to dispose of. Use the sign-up sheet in the mail room if this is a service you'd like to have.

-Board Chair Gerald Roterling, 403-703-0675