

# *Darlington Arms Condominium Newsletter*

Issue #51---April 2009

## **Join us to sweep parking areas on Sunday, May 3**

Bring a broom and a dust pan for an hour at 2 p.m. Sunday, May 3, as homeowners sweep up winter's sand from all parking and driveway areas. We'll have two shop vacuums on hand, and our building will pay for your vacuum bags if you bring your own vacuum cleaner. With just a few more volunteers this job goes surprisingly quickly, saves us \$1,000 to \$2,000, and sees a more thorough job done. Do join us that day!

## **Window cleaning and weather strip upgrade offered**

The sprucing up of windows is being offered to all suites in our building, subject to our finding a person capable of doing the work, which is a bit tricky. Use the sign-up sheet below to tell us that you'd like your suite's windows disassembled, cleaned, and have the weather stripping replaced. We did this in numerous suites, the lobby and bike and laundry rooms last year, and were impressed with the results. It's a very small expense compared to replacing all our exterior windows and doors!

## **Video monitoring to be restored**

The Board has been reluctant to spend what security companies want to replace our broken front-door camera and the DVR recorder. Director Erik of #701 has offered to buy low-cost Costco equipment and to personally install or work with an electrician to complete the installation, so this project should be done soon, and at considerable saving. Once we have a new front-door camera in place he'll ensure that its image is again available on your TV via Shaw cable and displayed on the front-door monitor. Thanks for your patience!

## **Reserve fund creeping upward**

It's no fortune, but our Reserve Fund is at \$124,000. Now that we're putting in \$3,800 every month, the fund is growing even though we spend from it for items that qualify, like roof maintenance that will put off the need for an entire new roof. Oh, we also replaced the garage overhead door from the fund this year.

Our current cash on hand is almost \$9,000, which also isn't much, but shows that we're operating "in the black", and makes the Board confident that we can go into 2010 without increasing our condo contributions.

## **No butts off balconies, PLEASE**

There aren't many smokers in our building, nor even visiting it, but a couple must be tossing cigarette butts off balconies, judging by the litter decorating our front lawn. Please, folks, use an ashtray, or keep a water-filled jar on your balcony to receive these offerings. Throwing or dropping anything from the building is contrary to the Bylaws, which now allow fines to be imposed for such offences.

## **'Wanna be a condo Director?**

We have a vacancy on our building's Board of Directors, so if you'd like to join us, let me know. Renters actually qualify for appointment, as well.

-Board Chair Gerald Roterling, 403-703-0675