

# *Darlington Arms Condominium Newsletter*

Issue #53--October 2009

[www.DarlingtonArmsCondos.com](http://www.DarlingtonArmsCondos.com)

## **Alarm testing Tuesday afternoon**

The building will be a noisy place this Tuesday afternoon, October 6<sup>th</sup>, when Sprouse Fire and Safety attends to test all our heat sensors and the fire alarms they trigger, as well as the hallway strobe lights.

## **Annual meeting at 7 p.m. Thursday, October 15<sup>th</sup>**

Please attend our building's one-hour annual meeting in the lobby, and bring a folding chair. If you cannot attend please fill out your proxy vote and give it to a neighbour who will attend, or sign it over to me or another outgoing Director and slip it into the mail room's suggestion box. We must have 25% of owners represented to hold a valid meeting which can be hard to achieve, what with a third of our building's suites owned by non-residents.

Tenants are welcome to attend to meet their neighbours and to learn about how the building is being run. They cannot vote, but they CAN be elected to the new Board by owners (up to 30% of directors can be non-owners). So if you rent at the Darlington Arms Condos and care to be involved, feel welcome.

## **We'll be removing abandoned bicycles after October**

There are still several unidentified bicycles in our bike storage rooms on either side of the lobby. If you have a bike in these rooms please tape your name and phone number onto it, and remove the flagging tape I tied onto all bikes so it will be easy to see which are left unclaimed. At the end of October we'll be cutting locks and giving away those bikes that remain unidentified and appear to be abandoned.

## **Please remove stored items from balconies and patios**

From bicycles to spare tires, storage is not permitted on our building's balconies and patios. Please help us maintain the tidy appearance of the Darlington Arms Condos by putting bikes (with ID on) into the bike rooms and tires and other items into inside storage.

## **Car plugs all work, and run on half-hour cycles**

We've just had an electrician through the building and test every car plug, both inside and outside, so we know that they all work. The plugs are run on a timer which cycles on and off at half-hour intervals, both to conserve expensive electricity and to prevent someone from tapping into a reliable power supply. Please only use the car plug-ins when the weather is truly cold. Cars parked in the garage almost never need to be plugged in. Keep your condo contributions down by saving on this utility expense.

## **Avoid a flood—use your laundry shutoffs**

Most laundry hoses in our suites are now past 10 years old and should be replaced. We recommend that everyone replace these hoses, but also that we all use the shutoff valves between uses of our washing machines. You never know when a hose will rupture or a gasket will begin to leak.