

Darlington Arms Condominiums newsletter

Issue #54—April 2010

www.DarlingtonArmsCondos.com

Condo contributions will NOT rise July 1

There will be no increase to our condo contributions for the budget year beginning June 1, 2010, our Board has decided. Low natural gas prices and a cheaper-than-expected insurance policy combine with a small reduction in contributions to the Reserve Account to make this possible. This will be the third year of monthly contributions at their current level. The 2010—2011 budget and unchanged fee schedule will soon be distributed by mail.

Our building continues “in the black”

While we're not rich, our building is operating within its budget, has \$12,000 on hand (with some accounts payable to deduct, of course), and our Reserve Fund has reached \$160,600. We'll spend some money from Reserve this year to paint balcony railings (see item below), and beyond that we're saving up to replace the elevator's mechanicals in January of 2012. Our new budget as of 1 June 2010 will reduce Reserve contributions from almost \$4,000 monthly to about \$3,500 monthly, which will continue to build the Reserve for other future capital costs.

Gateway will be our management firm

Gateway Property Management will be the name of our management firm after Consolidate Real Estate and Management was bought recently. While our Property Manager Lori Pinter will remain unchanged, she and her office will relocate to Gateway's office in the Atco building across from the Beltline Safeway: #200 at 906 Twelfth Avenue, S.W., T2R 1K7. The main phone number is 403-283-7181. This is effective April 26.

Balcony railings due for painting

It's been 11 years since our building's condo conversion and painting at that time of all balcony railings, so the job is due. The Board has asked our contractor, Josef Sponiar, to get out his ropes and do the job without access through suites, which avoids security concerns or the possibility of paint drips in our homes. We'll let you know this summer when your balcony furniture will need to be moved away from the railing, and when to expect him to drop in.

Don't cut your neighbours' phone lines!

The telephone lines in our building run vertically through suites, mostly in the kitchen area, perhaps because the original phones 40 years ago were wall-mounted. That's why when renovations were done in 1998 and '99 there was at least one post left where the kitchen wall used to be in each suite. Feel free to change your cabinets and make other improvements to your home, but keep in mind that a post you'd like to remove likely contains phone lines as well as power cords and light-switch lines.

Help us sweep away winter on Sunday, May 2

Please join other volunteers from 1 to 3 p.m. on Sunday afternoon, May 2, when we'll get out the brooms and shop vacuums to clean up winter sand from our indoor and surface parking lots. We'll have dust masks, brooms, dust pans, and three shop vacs along with some pails and bags. With a few extra volunteers the property will look great in just a couple of hours and save us the money to hire a contractor.

-Board Chair Gerald Roterger, 403-703-0675