

Darlington Arms Condominiums newsletter

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www.DarlingtonArmsCondos.com

Annual meeting on October 21

Suite owners are asked to attend our building's brief annual general meeting in the lobby at 7 p.m. on Thursday, October 21. Questions will be invited of the past-year's Board and about our financial statements. The new Board of Directors will then be chosen. We require 25% of owners to attend in person or by proxy, so do try to give us an hour of your time that evening, otherwise sign and hand in or fax or e-mail your proxy form, 'soon to arrive by mail.

Laundry switch incentive offered

One of our owners is delighted with his new LG-brand family-sized all-in-one non-venting laundry machine. It takes up less space, allows him to clean behind the machine, allows access to the water shut-off taps (and to the hoses for inspection for leaks), and puts an end to the not-code-complaint venting of hot air into his suite.

The Board encourages all owners to switch to these smaller no-vent laundry machines, both to meet the new Alberta Building Code, but also to give easy access to shutoffs and hoses, which could leak at any time and should be inspected and perhaps replaced. To assist with the change, the building will reimburse up to \$180 for the cost of an electrician changing each suite's laundry power outlet from 220 to 110 volts. This replaces the old policy to cover the cost of creating access to shutoffs behind stacking laundry sets.

Speaking of laundries...too much soap!

A ground-floor suite has had dirty sudsy water burble out of its kitchen sink and flood the suite after someone above used 'way too much laundry soap. Suds slow the flow of water through our building's drain pipes, causing backups and making an expensive mess. Please tell your family members about this problem and use only the right amount of soap needed for a load of laundry. At the next occurrence we'll pay our plumber to track the problem to its source and bill that suite for all expenses caused by the overflow.

Updated Guidebook and House Rules adopted

Our Guidebook holds a wealth of information, answering pretty well any question you or your tenants could have about our building, its management, and its rules for safe and happy living. The new edition updates contact information and streamlines some sections. Please read it and ensure that tenants read it, as it seems that most questions we receive come from renters.

Plan where to park for spring tarring of the back lot

It's been four years since the parking lot around back was sealed with tar, so it needs a coat this spring. "Seal coating" the deck preserves the oils in the asphalt, extending its life greatly, and keeps water out of the roof structure of the garage below it. We'll need all cars out of the rear parking for four days some time in the spring, so consider where you'll put your car when we give notice for that project.

We're not rich, but doing okay

At the end of August 2010 we had about \$15,000 cash in our building's operating fund and the Reserve Fund had grown to about \$179,000. The larger fund needs to grow yet more, as we're saving to eventually upgrade our elevator's mechanicals (\$80,000?) and are pondering when to take the plunge to rebuild the east-side concrete driveway and to add storm drainage (\$40,000?).

-Board Chair Gerald Roterling, 403-703-0675