

# *Darlington Arms Condominiums newsletter*

Issue #57—March 2011

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

## **Condo contributions hold the line...for now**

There will again be no increase in our condo contributions for the next budget year (July 1—June 30), our Board has decided, although a review of the building's revenue and expenses is scheduled for November. Our expenses are currently covered by our income and the Board will see in November whether we need to ask for more money beginning January 1, 2012.

Help control our expenses and thus your own monthly contributions by not wasting hot water or heat, and by not unnecessarily calling our management company when Board of Directors volunteers might answer a question or solve a problem.

## **Operations in balance and Reserve grows**

At the end of February 2011 we had about \$25,000 on hand and \$195,000 in our Reserve account. These sound like generous amounts, but of course we can easily spend \$10,000 on a plumbing problem and more than \$100,000 on an elevator upgrade or major roof work. Our Operating account should always have \$10,000 or \$20,000 in it, and the Reserve needs to continue to grow to fund modernization in coming years.

## **Car swing gate repaired**

Our swing gate to the rear parking lot has had its computer replaced and has been adjusted so that it closes firmly. The gate operator's mechanical "elbow" release has been locked in place because its occasional use was causing problems for the mechanism; that means that if the gate is out of service it can't easily be opened manually. The gate remains open for about 30 seconds before closing. Before driving through, see that the gate has opened fully and stopped entirely. We see that the swing gate's hinges are wearing out, so in a year or two we'll need to remove the gate to replace those.

## **Back-lot "sealcoating" due this spring**

Everyone who parks around back will need to find alternative parking for almost a week this spring when we pressure-wash the lot, wait for it to dry, and then "sealcoat" it to keep in the asphalt's oils and keep out water. This job is planned for May or June, so think ahead to where you'll park and we'll give you the exact dates as soon as we have them. If you don't have one, pick up a "residential parking permit" from the Calgary Parking Authority so that you can park on-street in time-limited zones within our neighbourhood.

## **Balcony railings painting planned...again**

Our contractor didn't have time for this project last year, so we've renewed our request for painting of all balcony railings and all fencing and the swing gate on the building's east side. Josef Sponiar will probably access balconies by ropes to avoid going through suites with pots of paint and to have easy access to the outside surfaces of railings. When the project starts we'll ask you to clear off your balconies as much as possible.

## **Our roof is tired, but is seeing some help**

Our roof needs maintenance work, so that's being done as the weather allows. We've identified about 1/5 of the upper roof surface that should be re-tarred and in some spots reinforced with layers of tarpaper. A second phase we're looking at is a walkway so that those maintaining our ventilator fans don't walk on the gravel, which pushes individual stones through the waterproof barrier.

-Board Chair Gerald Rotering, 403-703-0675