

# *Darlington Arms Condominiums newsletter*

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

## **Move your car, then help sweep on Sunday, May 8<sup>th</sup>**

Winter dust and sand needs to be swept up so volunteers---including you?---will work for a couple of hours on Sunday, May 8<sup>th</sup>, starting at noon. Please remove your car from our property, then join your neighbours to sweep up the garage, the ramp, our east-side driveway, and our back parking lot. We'll have dust masks, brooms, dustpans and bags. It's dirty work, but then keeps us and our vehicles clean through the entire summer; do join us.

## **Back-lot project scheduled for June 7—10<sup>th</sup>**

Those who park around back should mark their calendars for June 7<sup>th</sup>, when---tentatively---we'll need your cars removed for three days to allow for cleaning, sealing of leaks into the garage below at the base of the building, and then "sealcoating" of the asphalt surface.

We can't be certain about the dates because the paving company won't guarantee that they'll do the job on June 10<sup>th</sup>, in part because weather can throw off their schedule. Please plan for alternative parking for those days and nights, and we'll let you know as soon as we confirm the project's timing.

## **New "remotes" available for the swing gate**

If your swing-gate remote controller fails, we've bought some spares and had them programmed for the radio frequency and the sequence of changing codes. This is a more secure system than old remotes with PIN numbers we could set ourselves, but it means we've had to pay for setting them up, so they cost \$70. With an expense like that you'll check the battery first if your remote fails, but if the remote is dead, at least you can call me and buy a replacement.

## **Control costs; don't casually call for service**

When a service issues arises, residents should not immediately call our property manager and ask for repairs. If a remote controller doesn't work, it may be that your battery or the remote itself has failed, rather than the swing gate or the overhead door being broken. If the elevator doesn't respond, it might be in use for a move or a resident Director may already have called for service. Several in-house names and phone numbers are posted in the mail room and on our building's web site. A service call can cost hundreds of dollars, so unless it's an emergency, it's best to let a Director make that call.

## **Aging laundry hoses are a risk**

You've heard this before, folks; laundry hoses in our building are now more than 10 years old and should be replaced, as the risk of one of them failing is rising with the years. An option our Board encourages is that you replace your W/D stacking set with an all-in-one non-venting washer/dryer, such as two suites recently did, and which the residents say work very well. They're half the size of the stacking set, allowing access to your shutoff taps, and they come with new hoses. Our corporation will pay for the electrical change from 220V to 110V service.

Our corporation cannot require owners to replace hoses or entire laundry machines, but sadly one day someone's laundry hose will rupture and cause tens of thousands of dollars in damage to common property and the private property of others, and it will be at that owner's expense. Please make this change a saving/spending priority for you and your family.