

Darlington Arms Condominiums newsletter

Issue #60—November 2011
www.DarlingtonArmsCondos.com

We'll call this the "please don't" issue

Please don't smoke in common areas

Residents are complaining of cigarette and pot smoke in the elevator, hallways, and lobby. Smoking or carrying smoking materials through common property is, as everyone knows, contrary to our building's bylaws, and the Board has authority to fine owners who are in contravention. Suite owners are entirely responsible for actions of their tenants. No doubt an owner fined, say, \$250 for a smoking offence by their tenant would seek recovery from that tenant.

But the law doesn't matter as much as courtesy. While some of us might enjoy a cigarette or a doobie once in a while, or the odour of these, some of our neighbours very much do not. Wherever possible, let's take it outside, and certainly we shouldn't be carrying these lit items through hallways and down the elevator. Thanks for making breathing easier for the folks next door to you!

Please don't put stuff beside the bin or in the corridor

Our refuse-removal service is ONLY for household refuse. Things that fill up the bin or that don't fit easily into the bin are not acceptable. Every owner should police this, as your condo contributions pay for removal if we can't track down and bill the person who deposited the broken old couch, chair, mirrored closet door or lumber.

Sure, we have an informal "free stuff" corner in the lobby, but even there, if no one takes possession of a left item after a day or two, the owner should dispose of it themselves. The city's garbage dumps are open to everyone, and the city has many firms that pick up large items. Your Board members don't want to review our security camera recordings to identify, bill and fine owners/tenants who dump oversized refuse.... but we will if we must.

Tell us if your railing really needs attention

We've planned to paint all our balcony railings, but other priorities have come up. If your railing is showing rust or is insecure in any way, let me or another Director know, and we can address that specific railing. We still hope to re-paint them all in a year or two.

Front door latch to be replaced

The cold weather once again makes our front-door latch not close securely, so please give the door a tug or a push until we replace the entire thing next week.

-Board Chair Gerald Roterger, 403-703-0675