

# *Darlington Arms Condominiums newsletter*

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www.DarlingtonArmsCondos.com

## **Darlington Arms Condo corporation is healthy and strengthening!**

No “fees” increase for another year; cash and reserve fund continue to grow

The low cost of natural gas these past two years and efficient management have made our building financially healthy, so there will be no need to increase condo contributions for our next fiscal year beginning on July first. A budget is being prepared with only some adjusting of spending allocations to match actual costs over the past year. We hope to have the revenue and spending plan in the hands of owners by May 15<sup>th</sup>.

Our building’s operating fund holds a net balance of about \$54,000, while our reserve-fund account has grown to \$228,600 over the past year, even after paying for roofing work and back-lot sealcoating. A new reserve-fund study of our building is scheduled for the fall, but we are hopeful and some Directors are even confident that it will not recommend more saving than we are already doing.

### **Building insured value now exceeds \$250,000 per suite**

We have a new insurance policy in place to cover the replacement cost of our building at \$10,150,000, which divides by 40 suites to equal over \$250,000 per suite. Our cost for building insurance remains affordable at \$9,500 this year because our policy is not to make a claim for any affordable loss, and we have never had a major loss.

### **Test your in-suite smoke alarm annually**

The in-suite smoke alarms are wired into your suite’s electricity supply, but not into our building’s alarm system. Every owner should test their smoke alarm at least annually by way of the “test” button, and also with a wisp of smoke from a snuffed match or candle. We are responsible for our own smoke alarm replacement, should these no longer work.

The hallway and other sensors in the building are wired into our fire-alarm panel at the front door and two phone lines connect that to the Calgary Fire Department. Any common-property sensor that is triggered, and any “pull-station” that is activated calls the fire department.

### **Wait for the swing gate to STOP before driving through**

Those who park around back should pause until they see that our heavy swing gate has settled into the open position before driving through. While the gate is behaving and is well maintained, it’s a large and heavy item that could---just could---bounce back some time after it’s been swung open. Imagine throwing open a heavy door; do you really want to step forward before seeing that it won’t rebound and smack you?

### **Give your heating valve some summer exercise**

Our in-suite heating “zone valves” can stick into the closed position after a long summer with no use. Plumbers recommend that we all turn our heat up for a minute once each month, just to keep the valves nimble.

### **Shoo away those pigeons; don’t feed the birds**

Pigeons seem to set up housekeeping in the storage recesses on the balconies of our building’s north side. These are nice nooks out of the wind and out of sight of you folks in the ’01 and ’02 suites. Pigeons mean pigeon poop, which is a health hazard. Please inspect your balcony, chase away any roosting flying rats, and clean up droppings. Feeding birds or animals is prohibited by our building’s Bylaws.

-Board Chair Gerald Rotering, 403-703-0675