

Darlington Arms Condominiums newsletter

Issue #62—Winter 2012-13
www.DarlingtonArmsCondos.com

Guidebook handy for owners and tenants

Attached is a fresh copy of our building's Guidebook and House Rules, which we encourage tenants, owners and non-resident owners (sent by mail) to read and keep on hand. Virtually every question that can arise about our building is answered in these pages.

\$500 fine for thrown bottles

A suite's owners in our building took responsibility and paid a \$500 fine levied by our Board for bottles that were thrown from their home by guests. The incident reminds us that we should only invite trusted and known guests into our homes, and that any action by tenants or guests is the responsibility of the suite owner. This was the first time since our incorporation 14 years ago that a fine was levied, but shows that our corporation has such authority and will act on disruptive incidents.

Remote openers now in stock

It appears that a new battery might not revive a remote-control opener that is failing, so we've bought a supply for both the garage overhead door and the surface-parking swing gate. Sadly, these puppies are expensive. They're available at \$75 from me if changing the battery does not revive yours.

Use the right kind and amount of dishwasher and laundry soap

Some lower-floor suites occasionally have soap suds backing up into water fixtures, which we trace to a few residents above using either too much detergent for laundry or dish washing liquid in their dishwasher. Soap foam can clog pipes, so please use only just enough laundry powder, and only use specific dish washer detergent in that appliance.

If you bathe, check your "overflow" gasket

After 14 years the rubber gasket behind the "overflow" of all our bathtubs has dried out and no longer seals that drain, so if you bathe and water goes into the overflow, some will also leak out, perhaps causing damage below your suite. It's a small job to replace such a gasket, and owners are reminded that we are responsible for the costs when we cause damage to common property or other suites due to an issue inside our homes.

Reserve-fund report adopted

Calgary Condominium Consulting has completed its draft Reserve Fund Study and your Board has accepted its recommended saving for the coming years to fund capital projects. Over the next five years we'll increase our contributions to the Reserve Fund as recommended, which we can currently afford to do from our available Operating budget, which is in annual surplus. When the final report is received we'll distribute our Reserve Fund Plan sheet to all owners.

-Board Chair Gerald Roterger, 403-263-3617