

Darlington Arms Condominiums newsletter

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www.DarlingtonArmsCondos.com

Reserve fund grows and projects approach

Our building's Reserve Fund stands at \$287,000 and should reach \$300,000 by mid-year. The time approaches to spend some of our savings, though, which will start with drainage and new concrete for our east-side driveway, if only we can find a capable contractor to do the project. Our garage ramp should also be replaced, and heat loss from north-facing suites suggests that those slider doors and windows be replaced first.

We also have \$22,000 cash in our operating account and we continue to enjoy an operating surplus because of the low price of natural gas. This operating surplus will decline over the next few years when we increase contributions to Reserve as is recommended by our new Reserve Fund Study, and if/when natural gas prices rise.

Battery replacement won't save old "remotes"

The original garage and swing-gate remote openers are expiring one by one, so we've bought a stock of them and are selling them at cost, which is \$75 each. It appears that battery replacement does not revive dead "remotes".... many have tried. Make your cheque out to "Darlington Arms Condos" and give me a call. We're doing this in-house because our management company is located up by the airport.

The garage overhead door is pretty harmless

The small electric motor that runs the garage overhead door is not capable of cutting your car in half, so don't be afraid of it. The door system includes a device that reverses the door when it meets resistance, so I can stop it with my bare hands, and it will re-open. It would do the same after meeting your car hood or roof, although it might leave a small dent. The coil springs and cables that carry the door's weight make it possible for the little motor to open and close the door. You have nine seconds to drive through once it's open.

Should the door mechanism fail and you need to drive out, there's a "quick release" at the top of the door, where we can disconnect the door from the drive chain and motor. Slide that pin to free the door, then manually raise the door up and out of the way and maybe let me or another Director know of the problem.

Service calls cost money, so ask in-house first!

It can easily cost \$150 or \$200 for a service worker to attend at our building after hours, so if you have a concern about heat or another mechanical issue, first see if you can reach a Director in the building.

ID on your dash, please, while in the Loading Zone

We continue to have cars parking all day(s) in our east-side loading zone, and have had moving trucks unable to pull in because we can't reach the vehicle owner. That parking spot is for *loading* and *unloading*, and is limited to 20 minutes other than for moving trucks and service vehicles. Six resident Directors have authority to ticket and even to tow vehicles parked there. Your Board asks that you avoid expense and make everyone's life easier by using the Loading Zone as intended, for the limited time, and by putting your name, suite number and your cell phone number on the dash of your vehicle so we can reach you when a moving van has to get in.

-Board Chair Gerald Rotering, 403-263-3617