

# *Darlington Arms Condominiums newsletter*

Issue #64—26 March, 2013

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

## **Reserve Fund PLAN issued and attached:**

Our building's new Reserve Fund Study has been completed and is posted on our web site, [www.DarlingtonArmsCondos.com](http://www.DarlingtonArmsCondos.com). The Board of Directors has adopted the saving and spending plan put forward by Calgary Condominium Consulting in its report, so that formally becomes our Reserve Fund PLAN for the next five years. A statement in that regard is attached.

## **Abandoned bikes dictate that we I.D. them all:**

The bike-storage rooms are again cluttered because some residents leave bikes behind when they move away. Our Board has made it a house rule that all bikes stored on common property must display their owner's names and suite numbers. Bikes that display no ownership information will be removed after June 1.

## **Smoking by some is hard on the majority:**

Those who smoke are asked to smoke as little as possible or even not at all in their home suites. There are very few smokers in our building, but smoke permeates hallways and even other homes, where it is irritating to some and a real health concern for others. Please do what you can to impact non-smokers as little as possible. Landlords are asked to choose non-smoking tenants, which also preserves the value of their property.

## **The swing gate could not take electric "eyes":**

We had hoped to instal safety "eyes" on our east-side swing gate, but that was not possible. Those who park around back should keep that in mind so as not to see the gate close on your car when you're driving through. If the gate is open when you are about to use it, wait until it begins to close, then use your "remote" to re-open it, so that you know the gate responded, and that you have the full 30 seconds to drive through.

## **Drains can't handle grease and oils:**

There was a drainage backup recently that might have been caused by a resident disposing of grease or oils down a drain. Keep in mind that such liquids solidify when they hit cold pipes, coating their insides with a sticky mess and leading to blockages that could back water up into YOUR suite. Keep a large tin can with lid next to your stove---coffee cans work well---and collect grease there for solid-waste disposal.

## **Reminder re I.D. for vehicles in loading zone:**

Please remember that we need your suite and phone number displayed on vehicles using our loading zone. Some non-residents have found it handy to park there all day. Directors have the authority to ask the Calgary Parking Authority to ticket and/or tow away cars that abuse the one or 1 1/2 spaces we have for visitors, delivery vehicles and service vans.

-Board Chair Gerald Rotering, 403-263-3617