

Darlington Arms Condominiums newsletter

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www.DarlingtonArmsCondos.com

Water-saving measures for all suites

Notice of entry: next Monday or Tuesday evening

***Floors seven down through five on Monday, June 24, 6—9 p.m.**

***Floors four down through the main floor on Tuesday, June 25, 6—9 p.m.**

Dramatically higher water and sewer bills have prompted our building's Board to see if we can reduce our costs by replacing leaking toilet "flapper" valves and offering low-flow shower heads at no charge. While our water use is up, the City's charges have been rising way beyond inflation for fresh water we pipe into the building and for what we flush away. Our combined costs for water/sewer have risen to equal our cost of natural gas to both heat the building in winter and to heat tap water year-around.

Next Monday and Tuesday evenings a Director or two will accompany our decade-long plumber Normand into every suite for a quick check of your toilet(s) function, replace the so-called flapper valve if that is leaking, and adjust the tank water level if it's spilling into the overflow tube. If you'll accept a low-flow shower head, he'll install one right away. If we see leaking faucets, we'll make a note and consult you later about that.

Owners and tenants are invited to be home when we knock on your door. Let us know if you'll accept a new shower nozzle and about any plumbing concerns. If you won't be home, leave us a note approving the shower nozzle upgrade, as we can save money and continue our condo-fee freeze if more suites use them. We'll have suite keys with us and leave a note in suites where no one was home.

All cars out of the garage, please, Sunday noon through 5 p.m.

A maintenance project in our garage requires all cars to be moved out for an afternoon. We'll strip the paint from the bottom 12 or 14 inches of all concrete posts and then pressure-wash away the residue and as much salt as we can. Winter salt is slowly corroding some rebar steel in a few posts, which annual rinsing should slow or stop.

Two or three cars can park on the garage ramp edge, a couple in the loading zone, and we can open the east gate where a couple more can park along the east wall and the rear of the building. Thanks for accommodating us!

-Board Chair Gerald Rotering, 403-263-3617