

Darlington Arms Condominiums newsletter

Issue #67, June 2014

www.DarlingtonArmsCondos.com

Parkade and Surface Cleaning

We will require all suites that have parking in the underground parkade to remove all items from their stall. As per our guide book and house rules the parkade is for your vehicle only and not personal items. Please put these items into your storage unit or in your suite. Please refer to the Board Bylaws for exact details. (Bylaws; Page 46 - xxv)

We will be having the parkade swept and power washed on June 30/14 from 8am – 5pm. Please have your vehicle parked on the street so we can have this cleaned. Any items left in the parkade will be removed at the cost of the suite owner/tenant. Since the garage will be power washed, the ramp will not be available to park your car on; the power washer truck will need to use the ramp.

The surface parking lot will also be cleaned on June 30/14 from 8am to 5pm; we will have this swept and have parking lines painted. Please remove your car so we can have this completed in a timely manner.

Any cars left in their parking stall will be towed and tenants expensed.

Loading Zone

Reminder that our loading zone is for actual loading, unloading, and for service vehicles such as the plumber, janitor, or contractors. Do not park in the spot overnight or for long periods of time. **THIS IS NOT GUEST PARKING.** Vehicles exceeding the 20 minute limit may be ticketed or even towed by the Calgary Parking Authority. If there are problems with the loading zone you can email the board@darlingtonarmscondos.com and we can have the car removed. Please send details of the license plate number and the time it arrived.

If you do need to use the loading zone we ask to have you suite number and phone number placed on the dash so we can call you if the spot is needed so you can possibly avoid a parking ticket or having your car towed.

Smoking on the Balconies/Common Areas

Please remember that the balconies are a common area and smoking is not permitted. There have been complaints of smoke coming from balconies and going directly into other suites. Also the lobby, hallways, stairs, and parkade are also common areas. Please also remind your guests that smoke is not permitted outside of your suite. (Guidelines; Page 4)

Birds on Balconies

With the recent Pigeon population we are having issues with them nesting and taking residence on the decks of some floors. We are suggesting the following to help eliminate this problem;

- 1) As per our guidelines and house rules that “an owner shall not harbor birds, squirrels, or other wildlife.” “No bird feeders or squirrel feeders are allowed anywhere on the project.” (Bylaws; Page 46 - xxix)
- 2) Relocate furniture to eliminate any harborage they may want to use.
- 3) If you start seeing a nest forming, please destroy it before there are eggs in the nest. You can contact any of the board members to remove this if you are not sure.
- 4) If you find that you have a nest with young, we need to contact the Board or Gateway as soon as possible for extraction.
- 5) Hanging shiny objects or anything that moves or rotates will help discourage them from landing. Do NOT hang wind chimes on your balcony.

A copy of the Darlington Arms Condo Bylaws and Guidebook can be found on our website under documents for your reference and use.