

# Darlington Arms Condominiums newsletter

Issue #69, June 2015

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

## New Roof

We are happy to announce that The Board has approved to replace the roof; this will be paid from the Reserve Fund. We are anticipating the construction to start approx mid July; the exact date will be posted. Depending on the weather, we have been given a time frame of 3-4 weeks for completion.

With this construction they are working out the details and unfortunately we may be required to use a few parking spots on the surface lot for the garbage bin and trucks and material, this may affect stall #1 to #6. However we are looking to see if we are able to have the dumpster in the 20 minute zone, but we do not want to block the surface lot parking or the garbage pickup. Please stay tuned, we will try to give the affected residents as much notice as we can so you can find other parking arrangements.

## Condo Fees Increase

After 8 years there will be a small increase of 3% to the condo fees effective July 1. There will be a package with the 2015/2016 budget with the details arriving soon to all of the Owners from Gateway Management.

## Garbage Room.

Once again, we must mention the garbage room. Please remember that this is **not** an area to put large items to be removed. I.e. chairs, mattresses, air conditioners. This is **for daily household refuse only**. If you are moving or renovating please remember that it is against the Bylaws to use the garbage dumpster for these items. You must have them removed from the building at your cost. Reminder, all electronics/appliances need to be taken to an ECO Station.

Anyone found putting unwanted items into the garbage room or dumpster will be fined. We do have surveillance in this area and we have taken a "no tolerance" position to this ongoing issue.

## Surface Lot Cleaning.

We will have this done and the lines painted this year. We are waiting to get a date from the company. The exact date will be posted in the very near future. Once again a reminder that we will need to have your vehicle removed from the surface lot for the day only. Last year we had a few vehicles that did not move, please note that if your vehicle is not moved this year it will be towed.

## Underground parkade.

The Board has approved the underground parkade to receive some structural and surface repairs. We will be having some of the pillars fixed and the cement sealed to stop any future erosion. This will be booked for approx Sept/Oct. As soon as we have the date it will be posted. We are anticipating a 3 week completion date and all owners that park in the parkade will need to find other arrangements during this time frame. Once again we will try to give you as much notice as possible.

## 20 Min Zone

Reminder that the 20 minute zone is not your personal parking space or overnight parking for your guests. There are several vehicles that are parking there on a regular basis. Some have been ticketed and still return. We will be sending out a notice to the owner(s) about this. Unfortunately if the behavior continues we will have no choice but to get the vehicles towed. If you are planning on using the spot for more than 20 minutes, you must find a spot on the street. Remember the 20 minute zone is for all of us to use.

Do you need a copy of the Darlington Arms Condo Bylaws and Guidebook?

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