



### ***Kings Gate Condo***

***News Bulletin Vol 5, January 2023***

**It's hard to believe the calendar has turned over once again and we are into a new year. 2022 was certainly a busy year at Kings Gate and so too will 2023. We have a number of projects completed and a few in the works.**

**Winter has arrived and the snow plow operators not only clean the driveway but also the side and back exits. The two parking spaces blocked off by cones is necessary to allow the operators to offload the snowblower to access the exits when needed.**

**There have been reports of cars being broken into outside the building. Please remind your visitors to make sure the doors are locked and nothing of value, especially cash, is visible.**

### **PROJECTS COMPLETED**

- **Dryer Booster Fans** – 26 units reported fans that have not worked since they took ownership and it was decided the Condo Corp would cover the cost of replacement as this was determined a special circumstance. Please note that the booster fan is part of your condo and it is your responsibility for its maintenance and replacement as necessary.
- **Fire Extinguishers and Smoke Detectors** – These items have been distributed to all units. Please make sure the fire extinguisher is kept in a location that is easily accessible, either on the wall or under your sink. The smoke detector has a lithium battery that

does not need to be changed, as was the case with the old one. It has a 10 year warranty. We trust by now everyone has installed the new detector, but if you were unable to do this please reach out to PML and arrangements will be made to do so as soon as possible.

- **Patio Doors** – All patio doors have been replaced. The new doors are slightly different in the lock lineup which left some holes in the frame. These holes will be filled and a metal plate will be screwed on. We will let you know when arrangements have been made to complete this task. The doors are primed but not painted. When the weather allows, we have a contractor lined up to paint the outside the same colour as the trim. The inside will be your responsibility.
- **Emergency Lights upgrade** – The emergency lights have all been upgraded to LEDs which provide hours, instead of minutes, of illumination when the power goes out.

## PROJECTS IN PROGRESS

- **Community Garden** – As all owners were advised in a separate e mail, the ownership of the space on which the community garden is located is under dispute and is in the hands of Mr. Geoff Penney our Condo lawyer to resolve. In the interim we have been advised to continue to use the property as usual. Hence, plans have begun with Stella's Circle to bring another Green Team funded by the Conservation Corps, on site in the spring. Stella's Circle is keen to continue their programming in collaboration with us. Also encouraging is recent news from ACOA that the infrastructure grant has been extended until December 31, 2023, giving us additional time to resolve the legal matter. Although the green house and solar lighting were purchased prior to the legal challenge, now they will be held in storage and not installed until we have the outstanding issues resolved. Likewise building of the Gazebo and shed will be postponed as well. The two adjacent high schools continue to do a good job of managing the loitering problem that was evident in the garden. Plans to pilot test the use of the garden as an outdoor teaching venue have been postponed pending resolution of the above referenced issues.

The front yard is in winter sleep mode.

If you have any questions please contact Board liaison Michelle Sullivan at [sullivan@mun.ca](mailto:sullivan@mun.ca) or 351-0323

- **Patio Soffits** – Units were inspected recently for soffit damage and 8 identified as needing repair. We are waiting for the contractor to do the repairs.

- **Hot Water Heaters** – The 5 year replacement time limit has arrived. An email was sent out in December with details of the quote from Bishops Plumbing. Since then a number of owners have asked about alternatives to the standard hot water heater. The board is investigating options and pricing on various tanks and will communicate with the owners in the coming weeks with their findings.
- **Elevator Lights** – We are waiting on the elevator company to find a way to fix the socket/bulb issue. It is more complicated than anyone could have anticipated.

## PROJECTS BEING DEVELOPED

- **EV** – The committee continues to explore the possibility of Electric Vehicle Chargers for KGC

Website Address: [www.kings-gate.ca](http://www.kings-gate.ca)

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