

KGCC NEWSLETTER

JUNE 2015

We are taking this opportunity to provide you with updates to various issues which have arisen since our last Newsletter and to advise you of further newsworthy items.

Regards,

Kings Gate Condominium Corporation (KGCC) Board

Your Board members are:

1. Peter Colbourne, Treasurer pcolbourne@jgcl.ca; 579-4528
2. Gord Kelland , Board member gkelland@nl.rogers.com; 895-6413
3. Paul Hamilton, Vice President paulhamilton2015@gmail.com; 753-7896
4. Ray Miller, President ray.millerconsulting@gmail.com; 747-0398
5. Marlene Peattie, Board member, mpeattie@nl.rogers.com; 754-3394
6. Rick Power, Secretary rbpower@bellaliant.net; 730-8921
7. Dave Rudofsky, Board member dave.rudofsky@freedom55financial.com; 685-4791
8. Michelle Sullivan, Board member sullivan@mun.ca; 576-7622
9. Raelene Thomas, Board member raelene@fourrholdings.com; 728-0434
10. Robert Thomas, Board member robert@fourrholdings.com; 728-0434

Our general e-mail address where you can reach all the Board members is:
board@kings-gate.ca

In case of an emergency please contact the KGCC management company, *Perennial Management Inc. (PMI)* at: service@perennialmanagement.ca during normal business hours of 9a.m. to 5p.m. on weekdays. Note that this e-mail is not responded to during after-hours or on weekends. During after-hours, on weekends and also normal business hours of 9a.m. to 5p.m. on weekdays, you may call **709-754-2502**.

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ANNUAL GENERAL MEETING (AGM)

The AGM held in December 2014 was again a success. We do however request all owners, or their designate, to attend this yearly KGCC meeting. This meeting provides you with an opportunity to provide feedback and input into the many issues of the KGCC. And, it is an opportunity for your Board to bring you up to date on the previous year's condo issues.

KGCC BY-LAWS

The KGCC By-Laws govern the operation of this Corporation and outline the responsibilities of all condo unit owners and their tenants. We encourage unit owners to share the By-Laws with their tenants, if applicable, so they are also aware of the condo obligations. Unit owners and tenants alike should re-familiarize themselves with the By-Laws in-order to ensure that we all continue to enjoy condominium living as we should. Also, these rules are necessary to ensure that the building itself is well maintained for all its residents.

Worthy of note of at this time are the By-Laws relating to:

LEASE OF UNITS

Article XII (r) of the By-Laws prohibits the lease of a unit for less than 1 month duration. More specifically the units in this building are not to be used as an accommodation choice for a lease to short term visitors or vacationers. If a unit is leased we ask all owners to provide PMI with the name, telephone number and e-mail address of the tenant as soon as possible. We also ask that the Declaration as per Article III (3.07) be provided within a reasonable time to the KGCC Board Secretary.

PROPANE BBQS

Further to the discussions at the December 2014 AGM we conducted a vote during the evenings of May 14th and 21st to determine if there was sufficient interest among the owners to change the By-Laws (Articles XII (v) and (XIII (k)) to permit the use of propane BBQs on KGCC property. The vote required for such a change is 66% of all unit owners, or 28 out of 43. 13 unit owners, or 30%, voted to consent to a change to the By-Laws. Therefore the proposal for an

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amendment to the By-Laws has been defeated and propane (gas) BBQs continue not to be permitted on KGCC property.

AGE OF RESIDENTS

Article III (3.06) of the By-Laws stipulates that no resident of this building shall be less than 19 years of age.

MOVING IN AND OUT OF UNITS

Article XIII (n) of the By-Laws provides that the Board may establish rules which govern the moving in or out of the KGCC units.

We hereby put into effect the following rules:

- Any owner or tenant moving in or out of this building must provide 7 days advance notice to the Perennial Management Inc. (PMI), the management company, during their normal working hours of 9-5 weekdays;
- Request for changes to the buildings intercom system must also be requested through PMI.
- Requests for keys for a utility rooms or the elevator for service personnel from internet, TV, telephone or moving companies must be made 7 days in advance of the appointment date.
- Service companies must make advance appointments with PMI if access to the building or any utility room is required by an owner or tenant.
- For move in/out – the elevator blankets must be obtained through PMI and properly used in the elevator and returned within a reasonable time after use (responsibility of the owner).
- If a move-in/out day falls on a weekend or holiday we ask that you abide by the above timeframes and make any request during normal business hours on a weekday.

As there is no custodian for our building we need these lead times to allow time to make proper arrangements and so that sufficient advance notice is provided to PMI to arrange for the requests.

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BUILDING DEFICIENCIES - UPDATE

We continue to work on your behalf with the developer and the builder in correcting a number of building deficiencies and we would like to provide you with the following update:

1. The leak issue in the '09 units

In the fall of 2014 the builder repaired a portion of this leak issue by placing a water protective membrane over each of the decks of the '09 units. The roof however also has to be repaired directly above the '09 units. This repair work, we have been advised, will commence during June, 2015 when weather permits safe access to the roof. Subsequent to that repair the builder has advised us that any repairs required (e.g. ceilings) within the effected units will be completed at the builder's expense in consultation with the unit owner. We have also obtained quotes for an air quality testing to be completed once this leak issue has been resolved. This testing will be done as a precaution in case mold, for example, may have been created in the walls or ceilings as a result of the leak issue. We will inform you of the results of this testing once completed.

2. Repairs required to some patio doors

Some of you have experienced issues with both the locks and the weather stripping relating to your patios doors. We are aware of these problems and we have been working with a local service person to correct them. We were told that as the locks are no longer in use and to keep the look of the current locks throughout the building replacement locks have to be manufactured by a Quebec company. These new locks are expected to be delivered and ready to install in June, 2015. At that time also the proper weather stripping will be installed where required. We will be advising the units owners affected when we receive word from the service person.

3. Patio railings/bolts

We continue to work on your behalf to ensure that the deck railing is made safe and secure. In this regard we have consulted with the mainland representative of the manufacturer of this railing and provided them with information on our perceived issues with the bolts (i.e. broken or missing bolts). This representative has advised us of the potential reason for the

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problem and of a fix. We are now seeking the services of a qualified company to inspect each of your patio deck railings and fix the problem as required. In the meantime, we encourage you, your tenants and guests to use caution in leaning against the patio railings.

4. Exterior building lights

As you may have noticed the exterior building lights have mostly burned out because the required protective cap for each lighting fixture was not originally installed. This caused the fixture and sockets to rust and corrode and the lights to burn out prematurely. We have consulted with the builder which in turn asked the electrical contractor, who installed the lights, to accept responsibility to repair this issue. We are awaiting a response from the builder and the electrical contractor. We are following up on this issue and we will advise you when and how this is going to be resolved. Once the issue of the fixtures themselves has been resolved all the bulbs will be replaced with long lasting LED bulbs. These bulbs are estimated to have a 30+ year life span!

The Board realizes that obtaining the repairs required to the above items has been a slow and frustrating process, but we can assure you that as a Board we are following this on your behalf to ensure that these issues are corrected as soon as possible. We appreciate your continued patience and cooperation.

RECYCLING OF GARBAGE



In February of this year we introduced our recycling program for the building. We request that you or your tenant ensure that no loose items, such as tins, plastic bottles, or Tim Horton coffee cups are placed in the recycle bins. Blue bags **must be** used for all recycle garbage placed in these bins. Loose garbage only causes problems for the garbage pick-up and an unnecessary mess in the bins themselves - which you as owners are paying to have cleaned. We ask that you pass this message along to your tenants, and that the signs be respected and that the garbage be segregated and bagged as is required.

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GARAGE FLOOR CLEANING

We have asked our building cleaners to provide us with a time when the garage floor may again be vacuumed and power washed for this season. We will have this completed in the month of June and we will be advising you in advance on the day on which this will take place so you may remove your vehicle.

KGCC PROPERTY

A Kings Gate Bonaventure Avenue Grounds Committee has been formed which includes a number of the KGCC owners. This Committee is under Chairperson Michelle Sullivan. It has been established to review the issue of our property located between the condo building and Bonaventure Avenue. This Committee had its initial meeting on April 15, 2015. Those in attendance included representatives of the KGCC, of the Presentation Sisters, the Georgetown Neighborhood Association and the neighboring Belvedere Group.

Discussion centered on the following points/observations:

- During the excavation of the site for the condo building, a concrete foundation of an old gazebo was covered in by the developer;
- Review of the approval for the Variance for the final building plans issued by the city of St. John's which may have included the recovery of this gazebo. In this regard follow up with City Hall staff is being done to acquire a copy of the Variance;
- Potential development of the Bonaventure Avenue site for a community garden; a memorial garden, etc., was discussed;
- The identification of potential accessible funding will be looked into further;
- Access through Belvedere Lane due to snow during the winter months was raised as a concern.

Further meetings and discussions will take place and you will be advised of the progress in this very important KGCC issue.

HEAT RECOVERY VENTILATORS (HRV)

We recently organized the servicing of the condominiums' HRV units located in the buildings storage rooms, as well as those of you who were interested in obtaining this service for your unit. All HRV units serviced were found to be in good working order. Again the feedback we received from you indicated that this service was quite satisfactory.

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DRYER VENT - PRECAUTION

We were advised by the HRV technician that the secondary exhaust vent located above the dryer in the units were, in some cases, found to be filled with lint. We request that you or your tenant clean these vents on a regular basis; otherwise it may cause problems with your dryer, the HRV unit and/or will limit the exhaust from working properly in your unit. Also, these units are potential fire risks if the lint is allowed to build up in these vents as the lint is very flammable.

FIRE ALARM AND SPRINKLER SYSTEM INSPECTIONS

As you are aware the annual fire alarm and sprinkler system inspections were carried out recently. These inspections are an annual requirement of the Regional Fire Department. We appreciated your patience while these inspections were carried out. The inspection was twofold; one being that of the "Piezo Horn" in each unit and the second being the buildings sprinkler system. Each unit in our building has a "Piezo Horn" unit (this unit is the red box located on the wall in your unit) which is wired directly to the panel in the lobby. An audible inspection of each horn in the building was carried out this year. Access to each unit was therefore not necessary. All of these "horns" were found to pass the inspection. The buildings sprinkler system was inspected at the same time to ensure it is operating properly. The sprinkler heads in the common areas of the building, including the garage and the storage rooms located on each floor, were also inspected, to ensure they were not blocked, tampered with, broken and that they are a certain distance from any articles (such as suitcases, tires), etc. This is to ensure they will operate properly if the need arises.

Please note:

- The Inspector found that in certain storage units in the 2nd, 3rd and 4th floor storage rooms there were articles stored therein that are too close to the ceiling and must be lowered as per the requirement. The requirement is that there is to be no storage of any item within 18in. of the ceiling where there is a sprinkler head. The sprinkler head, if needed to be activated, must have sufficient space to operate properly throughout the room.

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- In the garage it was found that the sprinkler water pipes are being used as shelves to store personnel articles. It is a requirement that the sprinkler pipes in a garage are not be used as a storage shelf to store or hang any items. This is for the safety of everyone and to ensure that nothing obstructs the proper operation of the building's sprinkler system.

We request those owners or tenants who find that they fall within one or two, or both, of the above described points to please correct the issue.

The smoke detectors/alarms in the units are the responsibility of the owner or tenant. We encourage you or your tenant to change the batteries on an annual basis, otherwise your will hear a chirping sound coming from your smoke detector which indicates a low battery.

We will be exploring the implementation of floor fire marshals and issuing each unit with a fire escape route for the floor. The Regional Fire Department has also advised that they can provide us with a fire safety demonstration.

GARDEN REPORT

A thank you again to our buildings' gardening enthusiasts who continue to look after our grounds. Also you may have noticed the development of a bed on the foundation wall beside the right side of the garage door has commenced. It is hoped this will also cover the unfinished cement surface. There will be further development of two beds for shrubs on the banks either side of the entrance, the planting of shrubbery on the east side of the building to disguise the unsightly foundation as you view it from Bonaventure Avenue; and the planting of shrubbery to disguise the large green utility box to the right of the gates. The flower pots will again be placed on either side of the main door this year.

As our budget for landscaping is very limited we are welcoming donations. Please contact Chris at: 747-0398, Pam at: 325-3898 or Michelle at 576-7622, sullivan@mun.ca if you have questions, advice or would like to contribute your labor or your financial resources to this landscaping project.

And a thank you as well for those of you who participated in the annual grounds clean-up which was carried out earlier this spring. All of this helps to ensure our building and grounds are indeed something of which we all may be proud.

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PATIO DOOR - SCREEN WINDOW INSERTS

It is coming into the season where you or your tenants may be wanting more ventilation in your unit. This may be helped by having a screen door insert put into your patio door. The Window Shoppe carries the Board approved patio door screen insert.

GARAGE DOOR OPENERS

The batteries in the garage door openers have about a two-year lifespan, depending upon how frequently they are used. If it stops working, here are some useful guidelines. Using Lithium Batteries (2) x #2032 replace the battery. When replacing the battery, ensure that it is properly seated, the correct way up of course, printing (+ side) at the top, ensuring that the battery retaining clips are properly in place. Exercise caution when replacing the top cover correctly.

USE OF GATHERING ROOM AND EXERCISE ROOM

Both these Rooms are for the benefit and enjoyment of residents of this building. We ask that the Gathering Room table be left as it is found, with the wooden top put back properly on the pool table after use and the pool cues placed back in the rack. Also, the Exercise Room and its equipment are for the sole use of the owners and tenants. We ask that no other person be provided access to this Room. Furthermore, children are not be permitted in either Room unless accompanied by an adult and this is for the protection of the children.

BRIGHT and CLEAN

As co-owners and tenants we all have a responsibility for each other's enjoyment of and pride in our common surroundings. If you have an accidental spill or notice debris around the building please take a moment to clean-up or pick-up. We would also like to remind you that the parking stalls in the garage are not to be used for storage purposes. These spaces are for parking of vehicles only. The storage lockers provided to each unit are for the storage purposes of household items. Please feel free to provide us with any concerns, damage reports, etc. that you may experience.

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THANK YOU

YOUR KGCC BOARD