



Kings Gate Condo

News Bulletin Vol 9, April 2025

LOTS OF NEWS IN THIS BULLETIN – Make yourself a cup of tea and have a read! If you have a tenant we hope you will forward this to them.

Our Annual General Meeting on February 19th was very well attended and hopefully very informative for the attendees. We said goodbye to board members Ray Miller, Michelle Sullivan and Bren Fahey. With no new directors this year we are down to SIX from a possible 10. It is not too late to offer yourself (OWNERS ONLY) for a place on the board. The bigger the board the lighter the load for everyone. Please consider helping out! Any board member would be happy to have a one on one chat with you.

At the end of the newsletter is a list of the board and their current positions.

IMPORTANT REMINDERS AND NOTICES

Improvements to your unit – please remember that any changes to the structure of your unit, INCLUDING the installation of a Mini-Split, must be approved by the board.

Parking – Please be vigilant when the garage doors are open – people AND animals can wander in!

Garbage – Please ensure your household garbage is securely tied up in your white, black, green or clear bags.

Recycling – Please adhere to the signs for appropriate items you may recycle and DO NOT leave appliances, electronics, furniture etc. These you must dispose of yourself.

Scent Awareness – To provide for a comfortable environment for residents and visitors we ask that you refrain from wearing perfumes and colognes in the common areas of the building.

Safety. Please be aware of the location of the **two AEDs** (First and Third Floors). An email was sent recently offering another AED training session. Please consider taking this training – it may save a life. If you haven't done so lately, please make sure you have **easy access to your fire extinguisher** and know how to use it! Please remember to regularly clean your **secondary dryer filter**.

Window maintenance – The spring is a good time to give all your windows and patio door lock a spray of silicone. If you need some assistance with that, don't worry. A couple of board members will be around early in May to help out! We'll send an email to let you know which day that will be.

Elevator – Thank you to everyone who is in the habit of letting PML know when you are moving furniture or other large items in order for a board member to put up the blankets and protect our elevator! Whether using the elevator for moving something or just for yourself, it is important **not to hold** the door open. We have all heard the sound the door makes as it tries to close. Every time that happens it is putting strain on the motor and after enough times the elevator stops working and we have to call for repairs.

Bonaventure Community Garden. An update from Michelle.

Welcome all to a new season in the Bonaventure Community Garden. As our infrastructure plans are complete for the foreseeable future we are now moving into the maintenance and maturation phase of this wonderful project.

Application has been made to the Conservation Corps for another Green Team Grant in collaboration with Stella's Circle and we expect to have our new team in place again this summer. We will get confirmation on this submission in early May.

*In the meantime, you will see notices throughout the building regarding the initial **Spring clean-up of winter debris which will take place on Saturday May 10, 2025; 10 AM-12 Noon**. Please join us for as long as you can and undertake as much as is reasonable. Every bit helps.*

*The **Greenhouse** is available for anyone who would like to start early seeds or seedlings. You can sign out a key to the greenhouse lock from Michelle Sullivan, Unit 405, Call or text 709-351-0323. As the work benches have not yet been constructed, please either bring your own small portable table or use pots placed on the floor of the green house. If you take advantage of this opportunity be sure to label your belongings. The water in the main tap will be turned on shortly and the hose attached will reach to the green house. Some watering cans will also be available for you to fill. You will be responsible for the care of your own plants.*

3

The schedule and pricing for the pre-planting of the outdoor raised beds will be circulated as soon as it is available from Stella's Circle

Donations of time, seeds, seedlings, mulch or other garden items would be much appreciated. This year, please consider using the garden for picnics, just sitting out in the fresh air, walking or family gatherings. This is a community space, all are welcome.

COMING SOON!

Social and BBQ Plans are in the works for a social on Thursday, June 12th. Details to follow. As usual we will have our annual BBQ later in July.

PROJECTS IN PROGRESS

Results of Plumbing Inspection – Thank you for your cooperation on April 2nd as we entered all the units and inspected toilets and, where accessible, washing machine hoses. There were very few urgent concerns and generally speaking, especially where the units still have their original toilets, the plumber recommended replacing the braided water supply hose along with the gasket and bolts. These parts should be replaced every 5-10 years. Some owners are interested in replacing their toilets to better quality ones that are the “right height”. Bishops Plumbing has provided quotes on two models of American Standard toilets. An email will be going out to everyone this week with the details of replacement part recommendations and a copy of the repair quotes and new toilet quotes. Watch your inbox! One alarming item that surfaced was the number of residents who did not know where their main water shut off was, or could not easily access it. If this resonates with you, please go to your laundry room and look for it on a wall behind a 10 X 10 cover! And when you find it **label it!** Any of the board members can help you.

Garage and Carpet Cleaning – The dates for the garage sweeping and cleaning will be June 3rd and 4th. Notices will be posted to remind you to move your vehicle! The carpets will be cleaned the following week.

HRV Cleaning – as soon as we get a choice of quotes from local companies we will notify owners and HIGHLY recommend you use this service.

Front Entrance Repairs – It has taken a long time to secure a company to do the repairs and finally we have! Their estimated time for the work will be before the end of May.

Garage Door – The larger door is showing signs of rust. In June, a few members of the board will have a go at fixing this. We will let you know when this will happen because the door will have to remain closed during that time.

Unit Doors – Last summer we assessed all unit doors and listed them from worst to best for the difficulty in opening. Over the past few months we have had a company who addressed the problematic doors on our list. As the humidity approaches, please let us know through an email to PML if you continue to have problems with your door.

Neighbourhood Development. On April 22nd a number of residents from Margaret’s Place, including 6 from our building, attended a City Council meeting and were witness to our petition being brought forward to council from the Deputy Mayor. The matter was not up for discussion, as is the process of presenting a petition. We have no further information as to when the development project will be reviewed and brought to council for voting. In the meantime, Sheilagh O’Leary asked that we give our feedback to the University Neighbourhood Plan on their website EngageStJohns.ca. Or better still, attend the Open House on Thursday, May 8th from 5 to 8 pm at the St. John’s Community Market, 245 Freshwater Road. By now you have probably received a notice in your mailbox.

That’s all for this edition! Thank you for caring about your building and your neighbours. And a special thank you to the talented team making our lobby inviting and interesting!

PML Service line 709 754-2502

Website Address: www.kings-gate.ca

Contact Info for Board Members

General Email to all members: board@kings-gate.ca

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