



**Kings Gate Condo**

**News Bulletin Vol 10, Dec 2025**

Seasons Greetings!!!

As we prepare for Christmas this is a good time to remind everyone that ONLY artificial trees are to be used in your unit. Also, if you have a decoration on your unit door and your unit number is not visible, please find another spot for it. And please make sure that any item that you have outside your door is not a tripping (or falling) hazard in case of an emergency. When putting up your Christmas decorations make sure you don't put flammable decorations on lamp shades that may be the source of a fire.

**IMPORTANT REMINDERS AND NOTICES** – You've read most of these before, but they are worth repeating:

**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. Do not forget to let your insurance know of your improvements in case you have to make a claim.

**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, metals 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.** The **two AEDs** are located on the First and Third Floors. Please ensure that your **fire extinguisher** is easily accessible, in working order (the gauge needle should be in the green shaded area) and you know how to use it. Please remember to **regularly clean your secondary dryer filter**. The board will continue to monitor the **Storage rooms** to make sure there is at least an 18” clearance from the ceiling.

**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.

## PROJECTS COMPLETED

**Front Entrance.** It was a long time coming, but finally the work on the front entrance pillars and overhand was completed!

**Building Exterior.** This summer we were delighted to have Ground Control replace shingles, clean eavestroughs, repair and secure downspouts, caulk windows, clean out the dryer vents and replace some lights.

## PROJECTS IN PROGRESS

**Plumbing** – This year we have had a few issues with backed up pipes which thankfully were resolved without a huge expense, but definitely an inconvenience for the unit owner. We are being proactive so we can prevent other more serious issues, have consulted with experts, and obtained quotes for inspection of the plumbing stacks and pipes leading from each unit to the stacks. Because of the cost It may become a multi-year project until the whole building is inspected. Early in the new year, Hubley’s will begin work on the first floor. You will be given as much notice as possible when your unit is scheduled to be accessed.

Water damage is the most common insurance claim for a condo building and the premium we pay is our largest expense!

Here are some really good tips that will help keep pipes clean.

Holiday cooking means delicious meals and family memories - but it can also mean

plumbing problems if fats, oils, and grease (FOG) go down your drain. When FOG cools in your pipes, it hardens and creates blockages that lead to sewer backups and expensive repairs. Nobody wants a plumbing emergency during the holidays. Keep your drains flowing with these simple habits:

- Scrape plates into the trash before washing dishes.
- Pour cooking grease into containers like empty cans or jars and throw them away once they're full.
- Wipe greasy pans with paper towels before washing them.
- Do not flush paper towels or “flushable” wipes in the toilet, they may get caught in the pipes and cause a blockage.

These small steps protect your home's plumbing and help maintain our building's sewer system. When you keep FOG out of drains, you're preventing backups that can affect your neighbors, too. Make it a holiday tradition to protect your pipes and enjoy a more stress-free season.

**Toilet Upgrades** – thank you to all the owners who complied with our request to replace the supply lines and bolts. If you have not done so, or have been remiss in advising PML that the project is complete, please contact Heather Oliver at PML. In January she will review the files and contact anyone she has not heard from. If your work was done by Bishops Plumbing last summer, no further action is needed.

**Garage Doors.** The large door has prematurely aged! Just this week we had multiple problems that is compelling the board to consider how much longer we can go before it has to be replaced.

## BONAVENTURE GARDEN NEWS

submitted by Michelle Sullivan

The spring saw a major clean up effort in collaboration with Clean St Johns. Approximately 15 Kingsgate residents participated and we had the place looking very smart within a few hours. Thank you to all for your time, energy and interest.

During the months of May and June a private donation allowed us to hire Matthew Kelland to do 2 mowings and to weed and mulch the steep bank near the exit to HHM.

The Stella's Circle Green team were on site periodically for 6 weeks starting mid June. They planted, weeded and watered the vegetable boxes which had been ordered and did maintenance around the paths, shrubs and flower beds and completed two mowings of the property. As usual, towards the end of the season, the Green Team hosted a well attended BBQ for the team, KGCC residents and participants in other Stella's programs.

It was identified that a number of the original vegetable boxes have deteriorated and will require replacement in 2026. The new fundraising lead at Stella's Circle, Tari Adaji, has

submitted an application to the City of St Johns Community Fund competition to replace these rotted boxes, build work tables for the green house, supply extra garbage bins with wooden casings to scatter in the garden and build storage bins in the shed for the multiple garden tools stored within. The results of this application will be known in the early spring of 2026.

In the fall the Condo Corporation funded the final 2 mowings of the season.

The events of 2025 in the Bonaventure Community Garden concluded with the Light Up Hope Event on Giving Tuesday, December 2, 2025. The Inclusion Choir, fire jugglers, hot chocolate, cookies and refreshments and the lighting of the HOPE sign were appreciated by all in attendance. This year KGCC had 5 volunteers in attendance who were deployed as guides and greeters within the confines of the garden. Once again thank you to all who participated and volunteered.

We look forward to next year's accomplishments and events.

## SOCIALS

Other condos are envious of our neighbourliness! This year we have had 6 socials and each one brought together 30 or more of our residents. If you have a suggestion for a theme or would like to open your unit for a social, please let one of the committee members know: Brenda, Jeannette, Gerry, Linda, Cheryl or Janet.

## OTHER NEWS:

We have installed a small bulletin board in the outer lobby for the purpose of messages regarding delivery instructions. Please use it for a specific delivery and then remove your note. We also replaced the large bulletin board by the elevator. Please feel free to post timely notices of interest.

The AGM is being planned for early March. PLEASE consider becoming a board member. We are down to 6 of a possible 10 and that can mean a lot of work for a few people, some who have given many years of service. If the board continues to shrink the result could mean us having to turn the full management of the building over to PML and that would most certainly drive up our condo fees!

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.

5

PML Service line 709 754-2502

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

Contact Info for Board Members

General Email to all members: [board@kings-gate.ca](mailto:board@kings-gate.ca)

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