



Kings Gate Condo

News Bulletin Vol 2, Mar 31, 2022

At the AGM on March 8th a new board member was elected which gives us a full slate of directors and we welcome Brenda King. The board has elected the executive and you can see the results at the end of this news bulletin.

PROJECTS COMPLETED

- **Painting** – The interior painting has been completed.
- **Security Loop** – The installation has been completed at each parking stall. Please used them to keep your tires or bike safe.
- **Kings Gate Handbook** – The handbook is being distributed to all units. We encourage all owners AND tenants to read through this booklet. You can also [download it here](#).
- **Fire Safety Brochure and Plan** – These are distributed with the handbook and are [available online here](#).

PROJECTS IN PROGRESS

- **Outside Pillars** - Quotes are being obtained to repair and paint the pillars at the main entrance.
- **Patio Doors** - We continue to look for an installer.

- **Fence** – There have been recent issues with some of the students loitering around the building and causing trouble. The Board has approved the construction of a fence on the north side of building to redirect the path students take from Br. Rice to the buses at Holy Heart. Quotes have been received and a contractor chosen. We do not have a start date yet but anticipate it will be in the coming weeks.
- **Egress** - In consultation with the Fire Department and the City we have some work to do regarding our emergency exit routes on the Bonaventure Ave side. We are now looking for competitive bids so we can be ready to proceed in the Spring.
- **Emergency Lights upgrade** – Quotes have been received and a contractor awarded to replace the existing incandescent lights with LEDs. During a power outage the emergency lights, including the exit signs, will have a much longer illumination time.
- **Wind Damage** – During a recent wind storm our roof suffered some damage as did one of the down spouts. We have received quotes and awarded a contract on the down spout repairs and an assessment of the roof. Both these items will be addressed in the coming weeks.
- **Garden Stairwell** – The unsightly state of the stairwell from the garage up through to the 2nd floor was brought up at the AGM. The board has asked PML to look for a more permanent solution
- **Dryer Booster Fans** – If you have not yet reported the working status of your booster fan, please check out the email from Lisa at PML dated March 1st (or her follow up on March 16th) and respond. It only takes a minute to check. Turn your dryer on for 15 seconds and turn it off. If your fan works you will hear it continue to run for several minutes.
- **Front Garden** – How Does Your Garden Grow, Sharon Ormiston, has been rehired by the Board to be our maintenance and development provider for the front of the building. If anyone would like to donate a favourite plant for this area please contact Michelle at 351-0323 (call or text). Sharon will happily plant anything we provide in addition to her standard bulbs and annuals.
- **Community Garden** – The garden will be upgraded with a new greenhouse, pergola, shed, some new furniture, vegetable beds and solar lights during the 2022 season. This is a result of a grant received by Stella's Circle from ACOA under the Federal Covid Recovery Initiative. The Conservation Corps Green Team will return for their 6th season. We expect to see them in the Garden by early June.

PROJECTS BEING DEVELOPED

- **EV** - A committee has been set up to study how Electric Vehicle chargers could work in our building. Gord Kelland did a presentation on this subject at the AGM and we are attaching a copy of his presentation for anyone interested.

OTHER

- **Land Purchase** – As explained at the AGM the owners are not interested in selling the land at this time.
- **Recycling Bins** - It has come to our attention that some people are throwing GARBAGE in the recycling containers! Under no circumstances should anything other than City approved recycling products be included in your BLUE or CLEAR bag. The only glass which is acceptable is beer, wine and alcohol bottles. These should either be put in a BLUE or CLEAR bag and put in the container marked GLASS or placed in a box on the floor next to the bins. See the email dated March 26th from Lisa at PML for more details about recycling.
- **Proof of Insurance** – Over the coming months PML may be asking for proof of condo insurance. Please keep in mind that all unit owners and tenants must have an insurance policy to protect their own property and liability, within the individual unit.
- **Hot Water Heaters** – The 5 year replacement time limit is coming up in January of 2023. As per our by-laws each owner is responsible for the cost of replacement and as in so many consumer products in the past two years the cost has significantly increased. We will do the best we can to secure the best deal for everyone.

Spring is here and summer is not far behind. We look forward to making plans for our **summer social**.

Website

Our Website Address is: www.kings-gate.ca

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