

NEWSLETTER

KINGS GATE CONDOMINIUM CORPORATION

AUGUST 2013

INTRODUCTION

The Kings Gate Condominium Corporation (KGCC) Board was elected in an April meeting and has been actively engaged in tending to the affairs of overseeing the operation of our Condo. This is a voluntary group of individuals that have offered their time to ensure that the management and operation of the facility runs smoothly and that your concerns are being met. Our main objective is to create a safe, secure, and enjoyable environment for owner/occupants and to ensure the long term financial health of Kings Gate Condominiums.

One of the Board's commitments is to maintain communication channels with owners to ensure the interest and concerns of owners are heard and addressed. We will be announcing the date and location of our Annual General Meeting shortly which will take place in late fall and we encourage all owners to attend this very important meeting (especially this inaugural meeting), to get a complete update of the work and progress of the Board and openly discuss various topics. It was decided however that a regular correspondence to all owners/occupants would be desirable and therefore this is our first *KINGS GATE CONDOMINIUM NEWS LETTER*. If you have any questions or suggestions please feel free to contact a Board member.

Regards

Kings Gate Condominium Corporation Board

WHO IS ON THE KGCC BOARD AND WHO IS THE KGCCS MANAGEMENT COMPANY

It is important that you have access to all your Board Members and a complete list is as follows.

1. Strat Canning, Board member scanning@canpitt.ca ; 754-1408
2. Peter Colbourne, Treasurer pcolbourne@jgcl.ca ; 579-4528
3. Gord Kelland , Board member gkelland@nl.rogers.com; 895-6413
4. Paul Hamilton, Vice President paul.hamilton@nl.rogers.com ; 753-7896
5. Ray Miller, President ray.millerconsulting@gmail.com ; 747-0398
6. Rick Power, Secretary randbpower@hotmail.com ; 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 would reach all the Board members is: board@kings-gate.ca

Feel free to contact all or either of us at any time!

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Realty Management Inc

This company has managed the day to day operations of the KGCC from the outset. They are your first line of contact for any issues be it, safety, common area cleaning, maintenance, finances, etc. Our contact there is Marie Flood. Marie's phone number is 726-2300 and her e-mail address is marie@burkerealty.ca

KGCC FINANCES

As we approach the first anniversary of KGCC's establishment, we are pleased to report that:

- 43 of the 44 units have been sold and are contributing to the monthly condo fees collected.
- The KGCC has been responsible for the financial management of the common element expenses since December 1, 2012, and we are working with the developer to ensure that we have a clean financial cut-off as of that date.
- Our obligation to establish and fund the Reserve Fund and the amount of \$10,400 has been fulfilled for the current year.
- Our obligation to establish the Contingency Fund, in the amount of \$27,555 (for the units sold) from monies collected at closing has been completed. There have been no unusual operating expenditures to date where we have had to draw on the Contingency Fund.
- Your monthly condo fees have been sufficient to cover the normal monthly operating expenses that we have incurred since your Board has taken on the financial responsibility.
- The financial health of KGCC is good and the operating budget included at closing has been fairly accurate in total for the current year.

KGCC BY-LAWS

The KGCC is governed by its By-Laws, effective from the KGCCs' date of registration of August 29, 2012. These By-Laws are governed by the terms and conditions of the Provincial Condominium Act, 2009. The KGCC By-Laws should have been in the package of information you as a Unit Owner received at your time of closing. If you have not received these By-Laws and wish a copy of these and/or the Provincial Condominium Act please contact Rick Power.

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The By-Laws are what we, as your KGCC Directors, operate by to ensure your best interests as owners/occupants are properly represented. For example, recently we asked for your approval of an amendment to the fiscal year end for the filing of the year end financial information. The By-Laws require that any amendments, changes or additions receive at least a 66% approval from all owners. So it is important that you participate in any such votes for By-Law amendments which the Board may put forward.

It is also important that you as owners/occupants are aware of these By-Laws in order to help us, as your Board, ensure we all have a satisfying environment in which we live and share. For example, pets are permitted, as per our By-Laws, but it is a given that the owners of the pets are expected to clean-up any “doggy-poo” deposited on the exterior condo common areas. Also, we all must be cognisant of any excessive noise which may disturb other occupants. As time goes on we will include more on the KGCC By-Laws in these Newsletters and we would appreciate any input you may have.

BUILDING DEFICIENCIES AND UNIT WARRANTY ITEMS

A hot topic for the Board and all owners is the deficiencies and warranty items. The Board has been actively engaged in the resolution of building and common area warranty items and deficiencies. We hope to have all outstanding items resolved by September. With respect to individual unit issues the following correspondence from Redwood Construction outlines the process to be followed:

“We’ve already been in the building the last couple of weeks addressing what I consider to be the priority items such as people’s entrance doors sticking etc. As you can imagine, this involves the coordination of several sub trades and condo owners. We’ll be contacting each individual condo owner with their specific schedule. I’d love to just say that “all trade personnel will be in the building on the following days so please ensure that someone is home the whole time”. It’s the fastest way to clean it up, but obviously it won’t work for the owners. Please advise your board that we have prioritized the list and are addressing it in a particular order. The condo owners will be contacted directly by Redwood 48 hrs ahead of when we’re expected to arrive at their particular condo. I would imagine the process could take up to a month. I’d also like you to clarify with your board exactly what we’re doing. Redwood is cleaning up Warranty items, not deficiencies or damage. There is a difference. Warranty items are issues that have arisen since occupancy due to a failure in materials or workmanship that are covered by the warranty. Sticking doors, failed boilers etc. deficiencies are items that are addressed at the time of occupancy. There are a few items that were noted at occupancy that will be addressed during this warranty visit. At the time the condo owners are contacted for their warranty visit, they will be advised if there is anything they noted on their list that will not be addressed and the reason for it. This is best handled one on one with each condo owner rather than through the board.”

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The Board will continue to monitor progress on resolution of warranty items and deficiencies with an objective to have all issues resolved by September.

Additionally, we worked with the developer in having the condominium signage on the building, and the posts at the parking lot entrance and the building number installed. New exterior post lights will be installed shortly. Exterior lighting on the building is a problem and this is also being worked on. Some interior hall lights on each of our floors also have been causing some problems and we are actively working with the contractor to correct this. And of course you would have noticed that the pillars on the patios are being painted and you may be contacted if the painters require access to your patio. The timing for the repaving of Margaret's Place was also looked into and this will be done, but due to other construction in the area an imminent date is not known.

KING'S GATE CONTRACTOR STATUS UPDATE

The Board has been working through the various contracts that need to be arranged for the various maintenance requirements of our condo. We have formalized annual contracts, where appropriate, to replace ongoing monthly arrangements that had been set up by the condo management company before the Board was put in place. To date these include: building cleaning, elevator maintenance and monitoring, building security monitoring, pest control, lawn mowing and garbage disposal. Regarding the latter contract, we are working to have a recycling arrangement set up by September. We have contracted to have the garage floor cleaned in the next short while and you will be contacted in order to arrange to have your vehicles removed from the garage for this cleaning. We are also currently working to finalize the necessary arrangements to have the required condo Reserve Fund Study completed over the next few months. Please contact Paul Hamilton should you have any concerns about the quality of work being performed by our contractors so we can address them with the appropriate contractor.

KINGS GATE SECURITY/GARAGE DOOR

The security of the building, and consequently the individual units, is everyone's business. We all have a role to play to ensure our collective security. Here are some guidelines that we ask everyone to consider. We also ask that owners pass this along to their tenants.

- Holding the front door open for someone you do not know could allow an uninvited person into the building. It is safer to let the person buzz the unit they are visiting.
- Watch for anyone walking into the garage when you enter or leave the garage. Once inside the garage the person has access to the whole building through the stairways.
- Do not wedge open either of the emergency exit doors as this will provide access to others.
- Lock your balcony doors, even on upper floors, as this could provide a means of access.
- Occupants of lower units should lock their windows as some are accessible from the ground.

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- Be attentive to suspicious or unusual activity in or around the building.
- Be careful with your key fobs as these can be used to gain access to the building.
- Security cameras are placed in certain areas outside the building, such as near the main door, for your added security.

GARDENING/LANDSCAPING UPDATE

As many of you are aware the builder has provided a budget of \$1, 000 for the purchase and installation of plants, shrubs etc. to improve the ambiance of our Kings Gate grounds. Following consultation the Board decided that this would make a good “getting to know you” activity for the residents of the building; in addition, doing the work ourselves will make our money go much further than it would if a landscape contractor were hired.

A small group met briefly several weeks ago and decided to concentrate on the raised beds along the right side of the building, HHM side. These beds need to be weeded and good soil added before donated perennials can be planted.

We would like to invite you all to a weed pull and bed preparation evening on Wednesday, August 28th, with a rain date of Wednesday, September 4th, followed by wine and a potluck in Unit 405. We will put a sign up sheet in the main lobby.