

# KGCC NEWSLETTER

Some months have passed since our Newsletter of January 2014 and the Annual General Meeting of February 2014. We therefore take this opportunity to provide you with a number of updates to items we have been pursuing on your behalf and some new information for you and/or your tenants' benefit.

Our purpose in keeping you informed is to generate a safe, secure, and enjoyable environment for all unit owners and tenants and to ensure the long term financial health of Kings Gate Condominiums.

Regards,

Kings Gate Condominium Corporation Board (KGCC)

Your Board members are:

1. Strat Canning, Board member [scanning@canpitt.ca](mailto:scanning@canpitt.ca); 754-1408
2. Peter Colbourne, Treasurer [pcolbourne@jgcl.ca](mailto:pcolbourne@jgcl.ca); 579-4528
3. Gord Kelland , Board member [gkelland@nl.rogers.com](mailto:gkelland@nl.rogers.com); 895-6413
4. Paul Hamilton, Vice President [paul.hamilton@nl.rogers.com](mailto:paul.hamilton@nl.rogers.com); 753-7896
5. Ray Miller, President [ray.millerconsulting@gmail.com](mailto:ray.millerconsulting@gmail.com); 747-0398
6. Rick Power, Secretary [randbpower@hotmail.com](mailto:randbpower@hotmail.com); 730-8921
7. Dave Rudofsky, Board member [dave.rudofsky@freedom55financial.com](mailto:dave.rudofsky@freedom55financial.com); 685-4791
8. Michelle Sullivan, Board member [sullivan@mun.ca](mailto:sullivan@mun.ca); 576-7622
9. Raelene Thomas, Board member [raelene@fourrholdings.com](mailto:raelene@fourrholdings.com); 728-0434
10. Robert Thomas, Board member [robert@fourrholdings.com](mailto:robert@fourrholdings.com); 728-0434

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

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

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## **FINANCIAL OVERVIEW**

As we approach our 2<sup>nd</sup> anniversary of KGCC's establishment we are pleased to report that:

- ✓ The financial health of KGCC is very good and we anticipate no change in the near future.
- ✓ All monthly condo fees have been collected from the members.
- ✓ Our obligation to fund the Reserve Fund in the amount of \$22,600 will be completed by the end of September as required by the study commissioned earlier in the year.
- ✓ There have been no unusual operating expenditures to date where we have had to draw on the Contingency Fund.
- ✓ As anticipated in the budget presented at the Annual General Meeting (AGM), we have been operating at a slight deficit in the current year utilizing the surplus that was carried forward from the previous year.

## **REVISED CONDO FEES IN EFFECT OCTOBER 1, 2014**

As was discussed during the Annual General Meeting in February the condo fees will increase commencing October 1, 2014. The condo fee increase is best demonstrated in the following chart.

<i>If your Condo number ends in:</i>	<i>Old</i>	<i>Revised</i>
<i>01, 02, 03, 04, 06</i>	<i>\$198.00</i>	<i>\$265.00</i>
<i>05</i>	<i>\$292.00</i>	<i>\$391.00</i>
<i>07, 08</i>	<i>\$170.00</i>	<i>\$228.00</i>
<i>09, 10</i>	<i>\$235.00</i>	<i>\$315.00</i>
<i>11</i>	<i>\$263.00</i>	<i>\$352.00</i>

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Increases in condo fees often happen because condo developers initially only estimate monthly expenses and the financial support for a Reserve Fund is not accurately provided. Once your Board of Directors took over and had the required Reserve Fund Study conducted, the true costs of maintaining the building were more accurately quantified. Additionally, after the first year of operation of this condominium your Board can be more precise on on-going costs, such as snow clearing, landscaping, building cleaning, etc. Because of the above an upward adjustment to your condo fees was required in order to achieve a more adequate yearly amount for condo expenses and a more realistic funding for the Reserve Fund so that future obligations are fully met.

## **BUILDING DEFICIENCIES - UPDATE**

We are pleased to report that recent discussions with both the condominium developer and the builder have led to an agreement to expedite the conclusion to the remaining outstanding building deficiencies. These deficiencies include the leak issue within the '09 units, a vibration in one of the units, caulking for a window, fixing of some patio doors, railings/bolts inspection for each patio, some plastering/painting. We will be working with the developer and builder in ensuring all these deficiency items are completed in a much timelier manner and to everyone's satisfaction. In this regard we may be asking again for your cooperation in accessing your units as and when required. We will of course provide you with as much advance notice as we are able.

## **MANAGEMENT SERVICE AGREEMENT**

This summer your Board has been focusing on having a new condominium management agreement put into place as the original agreement expired on August 31, 2014. To that end a Request for Proposal was sent out in July and we received proposals from three (3) companies experienced in condominium management, including the incumbent.

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We have been reviewing these proposals, talking with members of other condominium boards about their experiences, and having discussions with one firm about possible changes and clarification about some parts of their proposal.

We have now finished this review and concluded that Perennial Management Inc. (PM) of St. John's is best suited to provide us with the required management services. We have therefore entered into a contractual arrangement with PM for the next 3 year period. As this process has taken longer than expected we have extended our contract with Burke Realty for another month. PM will therefore officially take over the management of our condominium effective October 1, 2014. Prior to that time we will announce the appropriate changes, such as emergency contacts, etc.

## **AGM FOLLOW-UP ITEMS**

The following are some of the points which were discussed at the February, 2014 AGM and their status.

- ✓ Who do you call in the case of an after hour's emergency?
  - In case of an emergency after normal business hours the management company should first be alerted through the telephone contact numbers provided.
- ✓ Leak issue in the '09 units was discussed. Although this issue has been lingering for some time a recent meeting with both the developer and the contractor has resulted in a resolution. We have been assured that this issue is to be resolved by the builder and developer during the month of September 2014.
- ✓ The segregation of garbage and recycling is being implemented during the month of September with the completion of the garbage room and the designation of the recycling bins. We ask that you please respect the signs and segregate your waste accordingly.

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- ✓ Noise issue - unit adjacent to the Gathering Room – it was brought to the Boards’ attention that there is a noise issue, at certain times, during the use of the pool table in the Gathering Room. To resolve this issue a time-frame for the Gathering Room’s use was recommended and has been implemented.
- ✓ TV – Exercise Room – discussion took place on putting a TV in the exercise room. This was considered further by the Board and it was decided not to move forward with this item at this time.
- ✓ Propane BBQs – By-Laws now provide for use of electric BBQs only; discussion on allowing propane BBQs took place. As this could only be allowed with a change to the By-Laws a straw vote of unit owners was conducted by e-mail. Due to the pros and cons the Board received from this straw poll it was decided to defer further discussion on this subject until the next AGM.
- ✓ Snow clearing – emergency doors – it was noted there is no access at times – due to snow accumulation. The Board agreed that exit doors MUST be shoveled and remain clear. This point will be included in this year’s snow clearing contract negotiation.
- ✓ KGCC property – an overview of a legal opinion obtained by the Board concerning the legal ownership of the property located between the condo building and Bonaventure Avenue was provided to attendees. This legal opinion said the property in question is owned by the KGCC. Further review is being done by the Board in this regard and this will be a topic for the next KGCC AGM.

At our last AGM we gathered contact information for yourselves, the owners, as well as that of your tenants if it were applicable. We would appreciate you informing our Secretary at [rbpower@bellaliant.net](mailto:rbpower@bellaliant.net) of any changes to this contact information since the February 2014 AGM.

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## **NEXT ANNUAL GENERAL MEETING (AGM)**

We anticipate that the next AGM will take place during the first week of December, 2014.

Pursuant to Article IV and V of the KGCC By-Laws there will be an election of officers of the corporation at this upcoming AGM. Our Board of Directors consists of 10 officers and there will be five (5) vacant positions to be filled at this next AGM. Incumbent's are eligible for re-election. We are therefore requesting your nominations which you may submit to the KGCC's Secretary at [rbpower@bellaliant.net](mailto:rbpower@bellaliant.net), or at the AGM.

We will provide you with more information on this meeting as the time draws closer. However, please feel free to provide us with your suggestions for agenda items. We look forward to your attendance at this meeting, as your presence provides us, your Board, with the necessary feedback in order to continue to act on your behalf.

## **IMPROVEMENTS/ENHANCEMENTS TO THE CONDOMINIUM PROPERTY**

You may have noticed that many of the outdoor accent lights on the building are not working completely. Bulbs have burned out, usually the top ones, and because of the fixtures' height it is difficult and expensive to access and change out the bulbs. We believe we have the solution.

First, we have ordered top caps for the light fixtures. The original fixtures were installed without caps meaning that the top bulbs are open to the elements. This is why the bulk of the burned out bulbs are on the top. New caps will protect the bulbs. Second, we are replacing all bulbs with long lasting LED bulbs. We purchased new bulbs under the Newfoundland Power rebate program that Price Club was offering a few months back. It was a great deal. These bulbs are estimated to have a 30+ year life span! We expect to have the bulbs replaced and caps installed during the fall. Given the cost of getting the bulbs changed, having to rent a 'cherry picker' each time, we believe these two actions will save energy and money in the long term.

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Earlier this year we completed internal paintings of the hallways, vestibule and entrance. This seems to be holding up quite well.

Corner protection to the main elevator entrance and each elevator entrance on all four floors has also been installed. Kick plates on the exits from the garage to prevent damage to the doors have also been put in place. Please use caution when bringing in groceries, boxes and other large items that can damage the doors. Fire proof doors have to be heavy in nature but can still scratch and dent easily and your assistance in this matter is greatly appreciated.

We are also in the process of evaluating quotes for moving blankets to be installed in the elevator, when required. These will protect the stainless steel walls from damage due to furniture moving, etc.

There has also been some concern re: carpet wear in the hallways and we are currently monitoring this issue.

## **KINGS GATE, WINE AND WEEDS, GARDEN REPORT**

The second "Weeds and Wine" event was held on Wednesday, July, 16th, 2014. Thank-you to all who came with spades and plants :) The gardening was enjoyed by about 15 residents and was followed by a social. Judging by the smiles and the chatting it too was a great success.



We are almost finished planting donated perennials in the large raised beds along the Belvedere Lane side of the building; one more Wine and Weeds event should take care of that.

Thanks also to Chris and Pam for finding and arranging for the delivery of the lovely planters outside the front doors. Feel free to water and weed whenever you have the opportunity. A hose and reel has been placed near the garage door for your convenience.

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Future plans include:

- ✓ the planting of a Lilac Tree offered for donation by Tomi Cleal, thank-you Tomi;
- ✓ the development of a smaller raised bed on the foundation wall beside the right side of the garage door, to cover the unfinished cement surface;
- ✓ the development of two beds for shrubs on the banks either side of the entrance, it is anticipated that these plantings will happen before the fall;
- ✓ 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.

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](mailto:sullivan@mun.ca) if you have questions, advice or would like to contribute your labor or your financial resources to this landscaping project.

## **GARBAGE ROOM AND RE-CYCLING**



The garbage room in the garage has now been completed and is ready for use. The two large black bins in this garbage room are to be used for regular household garbage. Please be careful opening and closing the doors to this garbage room as they are heavy.

We are also initiating the recycling of the appropriate items.

The City of St. John's website at "[Curb It Recycling St. John's, Newfoundland](http://Curb It Recycling St. John's, Newfoundland) What can I recycle.url" will provide you with the type of recyclable items to place in your blue recycle bags. We have placed the appropriate signage on three (3) blue bins near the garage door for this recycling purpose. If you find that these containers are insufficient in handling the recycle items please contact the KGCC Secretary, who will have additional bin(s) put in place. If there are bottles, such as beer or wine bottles, please place them near the containers in appropriate containers, e.g. boxes.



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Items such as paper coffee cups, lids, plastic drink containers and the like are not to be placed in either of the garbage bins, unless they are first put in an appropriate garbage bag. This will help ensure that the garbage bins stay as clean as possible.

## **FIRE INSPECTION**

Each year a fire and building sprinkler inspection is required. These inspections were carried out this past spring by the Regional Fire Department, Martins Fire Safety and Viking Inspections. We appreciated both you and your tenant's cooperation in this regard during the days on which these inspections took place.

We realize it may have been an inconvenience but we can assure you it was done with everyone's safety in mind.

These inspections resulted in a good report, with some minor, however important, items noted as follows:

- ✓ There is to be **no** storage of any items within 18in. of a sprinkler head, such as items on a closet shelf. If you do have items which are within this range please take notice and remove them. The sprinkler head, if needed to be activated, has to have sufficient space to operate properly. This is for everyone's safety;
- ✓ There is to be **no** storage on any (sprinkler) pipes in the garage. This too is for the safety of everyone and to ensure that nothing obstructs the proper operation of our buildings' sprinkler system; and
- ✓ The unit's smoke detectors include a battery which should be replaced yearly. Your battery will be low when you notice a frequent chirping sound. It may be helpful if you set a specific yearly date when you replace the battery.

In the near future we will also be exploring the implementation of floor fire marshals and issuing each unit with a fire escape route for the floor. Also, the Regional Fire Department has advised that they can provide us with a fire safety demonstration. We can never be too safe in this regard.

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## **HEAT RECOVERY VENTILATORS (HRV)**

During this past spring the condominium buildings' HRV units were serviced. We took this occasion to also offer to you an opportunity to have the HRV in your units serviced. The feedback we received from you indicated that this service was quite satisfactory. We intend to have this service provided on an annual basis, as is called for by the manufacturer, and we will ensure that you and your tenants are made aware of the service scheduling in advance if you care to take advantage of it again.

## **PATIO DOOR - SCREEN WINDOW INSERTS**

We have consulted with Window Shoppe who is the company responsible for the window and doors within our condominium. As some of you are aware they carry a patio door screen window insert. This may make it more comfortable for you or your tenants during our warm weather. If you consider moving toward having such a screen window insert installed in your patio door please e-mail the KGCC Secretary.

## **GARAGE DOOR OPENERS**

Recently some of us have experienced a spate of re-occurring and intermittent garage door opening problems. This is quite understandable as the batteries have about a two-year lifespan, depending upon how frequently they are used. If yours stops working, here are some useful guidelines. It's almost guaranteed to be the batteries. First you must use Lithium Batteries (2) x #2032 and they must be a *brand name* battery. On average these batteries should last at least 2 years. Also, when replacing batteries, ensure that they are 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. Obviously take care of them, especially not to get them wet.

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## **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. For example, the By-Laws provide information relating to the use of propane BBQs, the hanging of clothing on patios railings, structural changes to any common elements, age of residents, etc.

## **BRIGHT and CLEAN**

As co-owners 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. Clean buildings stay clean!

We would 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.

Furthermore, the Board has tended to award one-year contracts for services such as snow clearing, lawn maintenance and building cleaning. It is important that we receive any comments, good or bad, about current contractors so we can take them into account when such contracts come up for renewal.

Please feel free to provide us with any concerns, damage reports, etc. that you may experience. We all work hard to ensure that the look and feel of Kings Gate Condominiums reflects the quality that you have come to expect, as well as our collective interest in protecting our investments. Ensuring that our facility is among the best in the City will fulfill our common goals.

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**THANK YOU**

**YOUR KGCCs' BOARD**