



Kings Gate Condo

News Bulletin Vol 4, Oct, 2022

There are always many things happening in and around Kings Gate that you may or may not be aware of. We hope you are finding these periodic bulletins informative.

We had a very enjoyable summer social on July 20th. Once again, we used the garage as the wind was very high that evening.

PROJECTS COMPLETED

- **Fire Drill** – We executed our fire drill under the guidance of the St. John’s Fire Department on August 31st. There were some hiccups with our security system which have now been fixed.
- **Carpet Cleaning**
- **Garage Floor Cleaning**
- **Downspout Repaired**
- **Roof Inspection** – There were a few shingles needing repair but overall the roof is in good shape.

PROJECTS IN PROGRESS

- **Outside Pillars** – The pillars have been painted and we will look at repairs next year.
- **Patio Doors** – The installation is in progress.
- **Emergency Lights upgrade** – The emergency lights have all been upgraded to LEDs which provide hours, instead of minutes, of illumination when the power goes out. You may have noticed some of the EXIT signs have been changed but not all. The contractor is waiting on a shipment.
- **Dryer Booster Fans** – Most booster fans have been replaced. We expect the last half dozen will be completed by the end of October.
- **Community Garden** – The Bonaventure Community Garden has completed the 2022 season. This year the team consisted of young people engaged with a new Community group called Quadrangle in partnership with Stella's Circle. Work in the garden included the regular vegetable box installation, maintenance/development of the flowerbeds, installation of several new stand up accessible beds, painting/repair of the garden furniture, planting of a general use herb bed, and ongoing participation in the composting project. Unfortunately, due to a challenge in securing city permits the planned infrastructure development is on hold.

The principals of our adjacent schools have continued to be supportive in maintaining security in the garden.

How Does Your Garden Grow has maintained an attractive display on the front of the building. Thanks are extended to Michelle Sullivan, Chris and Ray Miller, Antonio and Gail Simoes Re, Brenda King and Herman Ivany and all who have provided volunteer assistance with garden development and watering.

- **Patio Soffits** – Units were inspected recently for soffit damage and 8 identified as needing repair. We have asked PML to contact siding companies to get quotes.
- **Fire Extinguishers and Smoke Detectors** – These items are coming to the end of their 10 year life span and we have asked PML to obtain quotes on the cost of replacement, which will be paid for out of operating expenses.
- **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 have asked PML to obtain quotes in order to get the best price possible for you.

PROJECTS BEING DEVELOPED

- **EV** – The committee continues to explore the possibility of Electric Vehicle Chargers for KGC
- **Annual Unit Inspections** – The Board is considering an annual inspection of each unit with consideration of cleaning and maintaining the following items: HRV and duct, lint trap, booster fan, hot water heater, fire extinguisher, smoke detector, patio door and windows (mechanisms-lubrication, sweep). We have asked PML to obtain quotes that we will consider for the inclusion of this year's budget.

Website Address: www.kings-gate.ca

Contact Info for Board Members

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

Board of Directors

Ray Miller, President

Rob Thomas, Past President

Paul Hamilton, Vice President

Antonio Simoes Re, Secretary

Peter Colbourne, Treasurer

Herman Ivany, Director

Michelle Sullivan, Director

Gord Kelland, Director

Janet Hewson, Director

Brenda King, Director