

MAYLAND TERRACE NEWSWIRE

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Issue 13

Roof Replacement:

In last month's Newswire, I stated that the replacement is about 95% complete. This was in fact a bit overstated. The large sections of the roof are now all done. There are, however, a few spots not yet complete. These are the tops of the stairwells (\$19,600 cost to replace, approximately) the top of the elevator shafts and boiler room (\$24,000) and the section on the south wing, very west end, on top of the 3rd level (\$18,000). The board has authorized Freeze Maxwell to proceed with replacing the sections at the tops of the stairs because these are in danger of starting to leak and there is moss and rot in these areas. The board has decided to leave the other sections for next year based on Freeze Maxwell's recommendation that while these sections are original roofing, they are in good shape and there is nothing to indicate any immediate need for replacement. I do apologize for my overstatement. We aren't there yet, but we're really close!

Roof Access Ladders:

Roof access ladders have now been installed. Because these ladders were not in place we couldn't get anyone to service the equipment on top of the sections accessed by these ladders. There are many motors, fans, belts etc. which need maintenance or replacement and Rob is proceeding with those repairs as his time permits.

Security Issues:

As everyone in our building knows, we have had lots of problems with security, vandalism and wanton damage. The board and Rob are working in close conjunction with Police, the security monitoring company and the security equipment installation company to come up with ways to help protect ourselves and to do whatever we can to make ourselves stay safer. We are getting quotes on installing more security cameras and related equipment and we are checking out how much it would cost to have areas patrolled by security guards. It's unknown at present what will work out better for all of us, but here are some things we can do to help ourselves:

- Never open doors for anyone unless you KNOW who they are and KNOW they live in our building. Let them use their key to get in or use the panel to call who they came to visit. Do not assume they live here.
- Watch people roaming the halls, keep an eye on where they go and where they are coming from.
- Get to know your neighbours. KNOW who belongs in your area of the building and who does not. A Stampede breakfast has been suggested to assist in this issue. If you are interested in having one and you can volunteer your time, money, whatever...please make up a letter and drop it in the office mailbox.
- Keep your door locked. Ground floor residents, use a pole in the sliders of windows so anyone outside can't slide your windows or balcony doors open wide enough to come in when you aren't looking.

- Check the front and back seats of your car from outside. Make sure someone isn't hiding in the back seat of your car before you get in.
- Watch & listen for rowdiness, loud noises, bad smells, breaking items, etc coming from common areas or from your neighbours' units. Call for help. NEVER check out these noises alone! Call Rob, ACMS or the Police, do not put yourself at risk by going there alone.
- The board asked Rob take out shrubs and bushes which are near windows and doors where people can hide from street view in an effort to reduce potential hiding spots and reduce break-ins.
- Police suggested we paint the parkade white to brighten the parkade and make it easier to see into cars. Unfortunately, this is just too costly to do right now with the expenditures we're doing on the building equipment. This will remain in our minds for action at a time when building expenditures are lower.
- Police also suggested that we take down patio fencing around ground floor units to allow better view of the grounds and ground floor apartments. This is something the board is reluctant to do. If the ground floor unit owners wish to have this done, you should make up a letter stating so and drop it in the office mailbox. Only first floor owner votes will count as this directly affects them and their privacy. Letters from owners on other floors will be read, but ignored in any decision to take down the patio fencing.
- Be very careful about what you put in your garbage. Never throw out items that have your name, address, phone numbers, banking info, credit card numbers, etc. into the garbage. Always shred these documents first! An inexpensive shredder can cost as little as \$15.00. Don't let someone steal your info or get your vital information because of being careless.

There has been an individual in our building and around our area committing grand cases of vandalism. One such case has been handed over directly to Police. If you see things out of the ordinary please, contact Rob, ACMS or the Police. The vandalism in our building is costing us a fortune! People tend to think that it's not happening to me, so it's not my problem..WRONG! It's estimated that these acts of vandalism are in the thousands of dollars and maybe as high as tens of thousands that we ALL pay for out of our condo fees. That means less of your dollars go to building maintenance, which means we fall behind in maintenance schedules, which means we have to pay contractors to do what Rob should have been able to do, which means your condo fees must go up to pay for it. It's a direct relationship...the more vandalism we have, the higher your condo fees go to keep repairing the damage. We absolutely MUST watch out for each other and maybe inconvenience ourselves, just a little, to protect ourselves and our neighbours' cars, homes and persons. Do your part!

On this same note, there was a beautiful tree donated to our

building which was put in the north lobby. This tree was donated to all of us and some lovely person felt they had more right to it than the rest of our residents and promptly stole it. To this lovely person we say, thank you very much for your kindness and consideration of all the rest of us; we hope you enjoy our tree since you seem to so desperately need it.

Also of note on the issue of security. Owners may be very interested to know that we are issuing keys to the police so that our parking lots and parkade can be patrolled by police cruising the area. This will allow police access to the parkade, to monitor vandalism, etc. and also allow faster response should they be called to our building.

There are also some of the outside lights which haven't been working. These are being repaired and Rob will be continuing to trim the tree branches away from lights to allow light to spread out to a wider area and we're checking into shades for the outside lights to help direct the light back toward the ground. These will be implemented as soon as possible depending on our finding the items and what they will cost.

Spring Flowers:

It's almost that time again. We are looking for volunteers to do our spring flower planting bonanza this year. Rob is removing shrubs and bushes where possible burglars and vandals can hide so we are doubling our flower planting budget this year to fill these spots with flowers. The flowers will look much prettier and will be much harder for those unscrupulous types to hide behind! If you are interested in volunteering please leave your name, unit number and phone number on a sheet of paper and drop it in the office mailbox. You will be contacted by the coordinators of our spring planting bonanza, and a huge thank you, in advance, to all the volunteers!

Elevators:

Elevator work is almost complete. There are some issues left to do. We still need to have the squeaking doors fixed - some door rollers need to be replaced and we are waiting for new ones to arrive. We still have to finish installing the intercoms and security camera systems into the elevators. These are both in progress and work should be completed soon.

Storage Lockers:

As you may be aware, the board has been working steadily the last year at getting the storage lockers built and assigned. This work has been costly and slow in coming and problematic too. We have built many lockers and we are about 25 short of having a locker for every unit made. We have now put this issue on hold for a few reasons. 1) we have many very large expenses going on right now and the board feels we need to curb some spending to maintain tighter control of our finances. 2) it has come to our attention that many residents don't want storage lockers, so 3) we have decided to issue out all of what we have available, then re-assess and see just how many lockers are actually being used, how many are empty and determine just how we should proceed. If there are enough owners who don't want them, maybe we don't need to build the rest, or maybe we build the rest of them, then we have spares to rent to people who want

the general revenue of the building's funds. At this point it seems much more prudent to take these steps and re-evaluate than it does to plunge ahead at any cost.

Building Maintenance:

The board has elected not to have window cleaning done at this time due to the high cost involved. It costs several thousand dollars to have the outside of the windows cleaned and (with this issue as well) the board feels it's better to curb spending on the small issues like this one in order to help offset costs of the larger projects which need to be done. We have had a couple of large issues lately. Our sumps in the parkade were plugged right up and we had to have them cleaned out. We were told this hadn't been done since 2001. We are taking steps now to ensure that this is looked after every year as part of our regular maintenance package. Also, one of our boilers for building heat had an extremely severe meltdown. The boiler badly overheated and melted a good portion of the top of the boiler. This has now been repaired, the metal replaced and we are assured that the repair is as close to new as we can get it without replacing the whole thing. We also have to replace the boiler system for domestic water. That is the water system that supplies our hot water to our sinks and showers, etc. This system is in very bad shape and the board has opted to have a new one installed. This will be installed as soon as possible and will involve a more energy efficient system that is estimated to cut our operating costs of this heater by about 20%. The overall cost of replacing this unit is just under \$40,000.00. The board is looking into the possibility of dividing off some space in the parkade to rent out for motorcycle parking to generate some income and we would like to thank the owner who brought forward this suggestion. It is being looked into right now. The board is always interested in hearing from owners and we urge you to communicate with us. If you have any ideas that will help cut our costs (especially where electricity and gas usage are concerned) we would love to hear them. Should you have ideas, please, write them out and put them into the mail slot of the office on the main floor. All suggestions will be taken seriously and will be looked over enthusiastically. We would also very much welcome any and all suggestions on ways to generate income. Maybe you have an idea that would allow us to make money? Let's hear it! The more ideas we get to lower costs and to generate income the more we can offset costs so we can keep our condo fees stable. So don't be bashful. We have a building full of intelligent people; let's hear your ideas!

New Residents - Emergencies:

New residents please be aware that you should never call contractors to look after anything that is in the walls or outside your unit. If you call a contractor yourself, the costs may be billed back to you. Always call ACMS at 253-7525 and explain the problem to them. If a service person is needed they will call them out as needed and the likelihood of costs being billed back to you will be much lower. ACMS does have an after-hours answering service so outside normal office hours, make sure to listen for the emergency contact information. Thank you for your understanding and we hope you love living here just as much as we do.