



KENASTON ESTATES

WCC No. 88 NEWSLETTER VOLUME 3, June 2, 2021

AROUND THE BOARD TABLE:

Thank You to all of our owners who attended the 2021 AGM, either on ZOOM or by phone, and for those who had provided proxies to their friends or neighbours so we could attain our quorum to proceed. Also, a thank you to Lora Meseman, our facilitator and to Tom Frohlinger, our Parliamentarian.

A BIG Thank You to **George Remillard** and **Kevin Hourd** for all of their hard work the past few years to make our community safer and better since their time on the Board.

Meet your new Board of Directors:

President: Henry Wysmulek

Vice President: Ann Colledge

Treasurer: Lisa Cefali

Secretary: Amanda Gibson

Members at Large: Maureen Dowds and Luba Fedorkiw

The Owners Guide and the Residents Manual were both passed at the AGM with the following changes:

- 1) You can park forward or backward in your parking stall. By choosing to park backwards in your stall, any damage done to the fence and/or the post with the electrical connection on it, will be your responsibility to repair. The repair will be arranged by Linden, and the associated costs will then be invoiced directly to the owner.

COMMUNICATION INFORMATION:

Please submit all newsletter requests and information by the 20th of each month to ensure that it is included in the following months newsletter.

WCC No.88 Property Manager:

Linden Real Estate Services Inc.

154-1483 Pembina Hwy R3T 2C6

Candice Brandstrom: 204-290-7985

cbrandstrom@lindenrealestate.ca

On-site Resident Manager: Darcy Bunio

Ph: 204-951-5504

After hours emergency: call or text:

Darcy 204-951-5504 or

LRES afterhours line: 204-795-2041.

Garbage pickup is every Tuesday and Friday, and every Monday for Recycling pickup.

For information visit: www.winnipeg.ca

Have a question or a comment for your Board of Directors?

Email them to condoboard88@gmail.com

Visit WCC No.88 information website:

www.Kenaston-estates.com

- 2) You may now store bicycles on the balcony. Please note: **NOTHING** can be attached to the balcony railings due to the damage that can be caused to the powder coating on the metal railings and posts. Do not attach your bike, planters or any decorative item to the balcony railing. (A memo went out this past month about attaching things to balconies)

The approved manuals will be updated and sent out to all Owners and Residents

Completed and Ongoing Work in our Community of Kenaston Estates

- ≈ Installation of the HVAC systems into 720-750 – Status: Installation complete and operational
- ≈ Security camera system installation for parking lots and front and back entrances – Status: Installation complete and operational
- ≈ Our Arborist will start remediation of the damaged trees. This to be done before the sod is laid – Status: Ongoing Start week of June 2nd
- ≈ Front lobby, stairs and door painting – Status: Ongoing; Anticipated completion: End of June
- ≈ Soffit and fascia painting on all buildings – Status: Ongoing; Anticipated Completion: July 31st
- ≈ Finish all landscape grading, laying sod down in all areas where removed – Status: Ongoing; Anticipated Completion: Mid July 2021
- ≈ Concrete work to be done in crawl space – Status: Mid to end June start; Anticipated Completion: August 1st
- ≈ Annual in-suite fire alarm testing and plumbing inspections – Status: Start June/July 2021 (Provincial Guidelines permitted)
- ≈ Repaving of North parking lot – Status: July 2021 schedule (TBD)
- ≈ Intercom entry system research is being completed by the BOD – Status: Approval July 2021

Upcoming projects for 2021 Summer and Fall:

- ≈ Bathroom vent cleaning – Status: TBD
- ≈ Individual roof maintenance – Status: TBD
- ≈ Repair of brick facade 750 – Status: TBD
- ≈ Pointing of exterior bricks – Status: TBD

New: Owner Town Hall Meetings:

With the recent engagement of the AGM, the Board would like to suggest four (4) Town Hall meetings be held per year for **Owners** only. These would be scheduled quarterly, starting at the end of June 2021.

When: Tuesday, June 22nd, 2021 at 6:30pm

Where: ZOOM virtual platform application

Stay Tuned for upcoming registration information through email. You will need to pre-register to receive the link to join the meeting.

Tentatively Future 2021 Town Hall meeting will be held in: September 2021; December 2021; March 2022

Kenaston Estates Pool:

Thank you to the 20 or so people who have volunteered to monitor the pool so residents who wish to swim can, granted that provincial regulations allow for the pool to open. Without you, it would not be possible to open. We are ready in regards to a checklist of requirements needed.... according to last year's pandemic guidelines. However, we will not know until July whether or not the pool can open to the public. As soon as we receive information regarding pool openings in condominium complexes, we will contact all of the volunteers. Training will be conducted as per the restrictions with volunteers and steps will be taken to ensure the safety of all residents when accessing the pool facilities. If the restrictions do not allow for residents to swim, an inquiry to the health department will be made regarding opening the pool enclosure for residents to catch some rays and social distance around the pool but not in it! If that is not an issue, we will try and do that.

Fitness is Calling You!

Break out your walking shoes, comfortable and loose clothing, folding chair, bottle of water, hat and flex band (if you have one) DON'T forget your mask! Join our group in Joe Malone Park starting at 10:00 am daily. Fitness group will run through the summer and into the fall, as soon as pandemic restrictions allow for group gatherings. This is Open to everyone! If you see the group in the park, come and join in. Note: There are seven (7) chairs at the end of building 730 that you can take out to the park for this activity or bring your own. Activities are low intensity, lots of chair exercises, using tensor bands, some standing exercises. Come and socialize from a distance and participate and get to know your neighbors. **Come only when restrictions are lifted.**

General Reminders for all Residents:

- ≈ Please ensure that garbage does not blow or fall off balconies as it litters the patios of the main floor owners.
- ≈ Cigarette butts are to be disposed of safely in an ashtray or a metal can. Do not put in potted plants as there is flammable material in potting soils and can catch fire easily
- ≈ Be courteous to all neighbors when on your balcony or patio as the sound can carry.
- ≈ Be sure to read and become familiar with the new Owner's Guide and Resident manuals when you receive the updated versions.
- ≈ Nothing is to be attached to your balcony railing. It has been proven that attaching things with wire or plastic ties damages the coating on the railings. If you have attached a dog or cat fence, or decorative items such as lights, we ask that you take them down now.
- ≈ Recycling efforts are really getting better. Remember to remove all bags and empty your recyclables into the bin and put your plastic bag in the garbage. Break down your boxes and slide them down the sides of the recycle bins, and if those are full, put them in the garbage or take them to Pan Am Clinic parking lot to City bins.
- ≈ The speed limit in the parking lot is 15 KPH. Please adhere to this and stay wide on the corners so as to avoid an accident. Please remind your guests and contractors of the speed limit.

Got something to sell!?! Giveaway?!? Send your information to condoboard88@gmail.com and we will post it in the newsletter!! If we get enough interest, we can do a single marketplace sheet once a month.

Here is our first giveaway.....There are a few 10" garden pots to give away. Please contact Ann in 740 or condoboard88@gmail.com if you are interested or if you see her planting in the courtyard, go and see her.

The Birds of Kenaston Estates by a Resident Bird Watcher

With the advent of Spring, we are no longer seeing Blue Jays, Canada Jays (commonly called Whisky Jacks), Magpies and some types of chickadees. The Blue Jays have likely gone south, but their migration patterns are a true mystery.

These birds have been replaced by a number of common Manitoba species now living in our courtyard and nearby parks. The American Robin, one of our most familiar birds, has begun to nest. Listen and watch for a distinctive Downy Woodpecker. Males have a red spot on their head. Of course, there is the flitting Wren (males and females look the same). It is a tiny brown bird with a rush and jumble song. White throated sparrows are in abundance and on occasion, the cooing of doves late in the evening can be heard. They like to sit in pairs high in the trees as the sun goes down.

The songbirds such as Orioles, Warblers, Grosbeaks and the tiny American Goldfinch are making themselves scarce in our courtyard. A plan is in place to entice them back. We blame the crows and the crows blame the ravens. But did you know that crows can differ from ravens in four (4) distinct ways. Ravens are much larger and curvier (like hawks) and their beaks are larger and curvier. Crows are closer to pigeons in size. A crow has a fan shaped tail, the raven's is wedge shaped. Each has a distinct flight pattern.AND last but not least, we have our own pair of Canada Geese!

Thank you to Shelly for this wonderful informative piece on the Birds in our Backyard!

A BIG thank you to Jan and Irvin for taking such good care housing and feeding our backyard birds!

Wishing all Residents of Kenaston Estates a wonderful Winnipeg Summer! Stay Safe!