



KENASTON ESTATES

WCC No. 88 NEWSLETTER VOLUME 8, September 1, 2022

OWNERS TOWN HALL MEETING - TUESDAY SEPT 27 - 6:30PM - 8:00PM - VIA ZOOM

We are looking to have an informational session with outside presenters, to provide insight into external initiatives / projects around Kenaston Estates that may be of interest to all owners. Once again, as a reminder, the purpose of the Town Hall meetings are simply to share information and provide a forum to share your thoughts with other owners. As this is not an official meeting, Board members are not required to attend, and those that do, are doing so as Owners of Kenaston Estates who are looking to gain additional information as well. All attendance is voluntary. After the event, if an owner chooses to send an email based on any of the content they hear to the presenting groups, they are free to do so. Feedback on the session can also be sent to the board via the **condoboard88@gmail.com** email address.

We will have 3 Topics:

1. Naawi Oodena Development plan update-
<https://treaty1.ca/kapyong/>
2. Engage Winnipeg - Short Term Rental Discussion -
<https://engage.winnipeg.ca/short-term-rentals>
3. Real Estate Market Update in Winnipeg

Lisa Cefali is inviting you to a scheduled Zoom meeting.

Topic: Kenaston Estates Town Hall Meeting

Time: Sep 27, 2022 06:30 PM Winnipeg

Join Zoom Meeting-need to download Zoom on your device.

<https://legacybowes.zoom.us/j/82969316371?pwd=eFU4eml0b2w0>

[Sm5hRGZTmRzc0M2QT09](https://legacybowes.zoom.us/j/82969316371?pwd=eFU4eml0b2w0)

Meeting ID: 829 6931 6371

Passcode: 113391

COMMUNICATION INFORMATION:

Please submit all newsletter requests and information by the 20th of each month to ensure that they are included in the following month's newsletter.

WCC No.88 Property Manager:

Linden Real Estate Services Inc
154-1483 Pembina Hwy R3T 2C6
Karen Jerrom: 204-697-0857 ext. 207
kjerrom@lindenrealestate.ca

On-site Resident Manager: Darcy Bunio
Ph: 204-951-5504

After hours emergency: call or text:
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 question or comment for your Board of Directors?

Email them to condoboard88@gmail.com

Visit WCC No.88 information website at:
www.Kenaston-estates.com

Projects at Kenaston Estates:

1. Roof maintenance on buildings 700 to 740-September
2. Pool building roof shingles replaced-completed
3. Patio fence repairs for all buildings- spring 2023
4. Brick repointing on all buildings-September
5. Tree removals-completed
6. Concrete work front and rear of 730-may be spring 2023
7. Hydro panel replacement by North parking lot fence-September
8. North chain link fence repairs or removal-TBD
9. Vent cleaning in all buildings- completed

Please be cautious around Contractors and the work they are doing. Some of these projects may present a hazard so please be diligent.

Pool Closing:

The pool will close Monday, September 5 at 9 pm. We had a great summer, lots of heat and a bit more rain than we would have liked. Thanks to those who followed the rules within the pool enclosure, and we hope that next summer we will not have to send notices to those who tended not to follow the rules that every owner agreed to. Sometimes, it is simply that the resident wasn't aware of the rule, as they hadn't received the RULES AND REGULATIONS DOCUMENT provided to all owners and which should be passed down to the person{s} who lease the owner's unit. Communication would reduce the issues that sometime arise when individuals who rent, aren't aware of all of rules that are to be followed at Kenaston Estates.

Be Kind to Your Neighbors

Please remember that at 11pm, noise must be reduced in your unit to ensure that you are not causing undue inconvenience to your neighbors. If you hear loud noise that continues over time and is after 11 pm and is keeping you awake, please call the police on their non emergency line. In addition, if you are someone who uses marijuana, incense, tobacco or other things that have a distinct odour, be aware please of the sensitivities of others who may live in your vicinity. If you can, add weather stripping to your door to the hallway, or lay a stuffed animal(worm,snake)at the base of your door, to block vapors or smoke from escaping into the common element, the hallway.

Mike's Little Library:

What a great gift Mike Paterson gave to all of us, with all of his books left for us to share and read at Mike's Little Library that was set up inside our pool enclosure: Leave a book, take a book was a big hit this summer and we hope to continue a version of this in the winter within a cabinet right behind the pool building. We also will continue to run this little library in future years at our pool in the summer when it is open. Stay tuned!!!

Laundry Room :

Sometimes the washer or dryer may not work properly, and in that instance, you should place the “out of order” sign on the machine and call the MIDLAND number on the large display behind the washers. You must call Midland and let them know what the problem is, otherwise you won't get your money back from them. They need to know your suite number and what the issue is. Contact Darcy during his regular hours to let him know about machine issues. Laundry room users should leave the laundry room in as good or better condition than when you started doing laundry. Clean the lint filter well and put it back in correctly. Clean up any spills on the floor, counters, inside/outside machines including dryer lint and pet/human hair. Thank you for your consideration.

Sunshine House:

When you do your fall cleanout, and you have clothing, boots, etc for our friends at Sunshine House, Winter is coming and anything warm that you have to give away would be wonderful. Only clothes, outerwear, boots, shoes, soap, shampoo, toiletries would be greatly appreciated. End of October is the target, and will collect over 3 days in the lobby of 720 the 27th and 28th of October between 6pm and 8pm each day. By the way, in speaking with SH, they have indicated they are short on kitchen appliances, like toaster oven, electric grill, frying pans, food processor, etc If you have no use for any of these or need to get rid of these, we will take them to Sunshine House as well. They are now feeding over 125 people per day in their building at Logan and Sherbrook Streets.

Pets:

1. Just a quick suggestion about pets coming into buildings. When you take your pet out in the rain, mud or snow, it would be great if you took a small towel with you to wipe off their pads and paws to try and keep our carpets a bit cleaner. We ask that of residents to please clean off your boots or shoes before you enter the building, and we still have the occasional person who ignores this request, tracking all kinds of things on our carpets. This is our community and helping to keep it clean helps us all. Sometimes there is a lot of dog hair on our entrance carpets. A resident suggested that perhaps those who have long haired dogs can avoid excess dog hair building up.
2. Another quick reminder: All pets should be taken out doors that lead to the parking lot and walked to either of the gates or Kenaston Boulevard to leave our property for their walk. Dog owners have been seen having their dogs relieve themselves on our property and that is not allowed. If you use Joe Malone Park, please understand that it is not off leash and you must pick up after your pet. Please do not walk your pet to your patio using the inner park. Go through to the nearest door of your building.

Procedure for Communication with Property Management, Resident Manager, Board:

It is very important to keep yourself aware of how things work at Kenaston Estates and to know who to contact and when. For any issue, please call in this order:

1. If you have an issue with plumbing, electricity or window or patio door issues, within your own unit, please call your owner, if you are a renter. If you are an owner call your own plumber, electrician or window technician. If you have an issue outside of your condo, please call our property management company, Linden Real Estate-Property Manager Karen Jerrom using 204-697-0857 ext.207, or email her at kjerrom@lindenrealestate.ca. Karen directs our Resident Manager, Darcy's workload.
2. In case of emergency, please call or text :LRES after hours line:204-795-2041 or Darcy at 204-951-5504 during his work hours.
3. If the issue is suspicious on our property, robbery, after hours noise, please call the non emergency police number.
4. If you have a question for the Board, please email the Board at condoboard88@gmail.com
Individual Board members should not receive phone calls or texts from tenants or owners with complaints as they do not have the authority to address these on their own.
Please try to follow this protocol with regards to issues you may have.

Movie Shoot:

Whatever Happened to Cari Faver??

"The Disappearance of Cari Faver" is the name of the movie airing on Lifetime TC on October 8th and 9th. The tv series is based on a true story that happened in 2012 and a book written about it by Leslie Rule. Hallmark favorite Alicia Witt and Lea Thompson (the mom on Back to the Future) were in the tv series filmed at Kenaston Estates. Thanks to everyone for their patience on this and allowing our corporation to benefit for everyone in our community.



Lea Thompson



Alicia Witt