



# KENASTON ESTATES

WCC No. 88 NEWSLETTER VOLUME 6, March 1, 2022

## MESSAGE FROM THE BOARD:

With the large amount of snow that has fallen this winter, it is imperative that we understand that we have home care and nursing care attending to some of our residents, and they may inadvertently park in your spot if they can't find a cleared visitor's parking spot. Normally they are only here for a brief time. We will try and ensure that there are visitor's spots cleared around our lot for those people. If your neighbor is elderly or has a disability, it would be nice to help out with a bit of shoveling for them. The City finally removed the piles of snow along the eastern side of Kenaston, thanks to those of you calling and reporting the danger to 311. It is now safer to exit the parking lot.

## Work in our Community of Kenaston Estates this Year

- \*Replacement of hot water tanks in 700 and 730
- \*Concrete work and vapor barriers finished in January
- \*Annual fire inspection done in January. Rescheduled inspections in units will be occurring and owners will be charged for the return visit of Triad.

## **Coming up this year 2022:**

- Roof Maintenance
- Pool roof replacement,
- Pool enclosure patio blocks levelling,
- Repointing of bricks on all building,
- Concrete work at front of 730 for accessibility,
- Concrete work at back door of 730
- Hydro Panel replacement on the North fence
- Tree removals

## COMMUNICATION INFORMATION:

Please submit all newsletter requests and information by the 20<sup>th</sup> 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](mailto: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](http://www.winnipeg.ca)

Have question or comment for your Board of Directors?

Email them to [condoboard88@gmail.com](mailto:condoboard88@gmail.com)

Visit WCC No.88 information website at:

[www.Kenaston-estates.com](http://www.Kenaston-estates.com)

## **IMPORTANT INFORMATION FOR OWNERS!**

### **Aluminum Wiring in Units and Insurance Information for Owners**

At Kenaston Estates, aluminum wiring is found in the 6 residential buildings. Aluminum wire, used for branch circuits, can easily become loose over time, create highly resistive connections and excessive heat causing a fire. The Condominium Corporation has repaired all the aluminum wiring connections in the common areas, but there are still connections in the suites that require attention.

The insurance company recommends that the wiring and all connections are reviewed by a qualified electrical contractor with experience in evaluating and correcting aluminum wire problems in your suite.

The electrician should replace the aluminum branch circuit wiring with copper wire wherever feasible. Also to be repaired/replaced are all connections, receptacles and switches with properly approved devices for aluminum wire. Pigtail copper wire must be applied to aluminum with approved crimp or twist on marrettes designed for copper aluminum connections such as CURAL,CO/ALR, AL/CU or similar.

Some owners have already done this with their own electricians over time which included baseboard heaters, all light connections, all plugs, all switches, including your temperature regulator in both bedrooms and living spaces. Don't forget any plugs for hair dryers or shaving in the bathroom.

Please check your unit and contact an electrician of your choice to review and repair/correct if necessary.

As well, please check your insurance policy. Our insurance company has also asked that Owners be reminded to ensure that they have coverage for Difference in Deductibles and/or conditions. This will protect the owner if they are found responsible for a loss and subject to a demand letter from the Corporation to pay the deductible. Give the higher deductibles for water damage these days, this is an important coverage for owners to be aware of.

Please contact your private insurance broker to confirm your coverage to protect your investment.

### **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.

### **Commercial Businesses in Your Condominium**

Every owner and resident must be aware that running a business out of your condominium is not allowed here at Kenaston Estates. A lot of our residents have been working from home during this pandemic and that is certainly acceptable. What is not acceptable is if you rent your condo out as an AIRBNB, or any other venture that is not in accordance with the Condo Act. Do not put yourself in a position where there would be legal liability with what you are doing with your unit. Tenants must be made aware of this regulation as well to ensure that everyone is adhering to the regulation. This is noted in the residents and owners' manual.

### **2022 Annual General Meeting for Owners:**

At the AGM in May, please think about putting your name forward to our Condo Board for consideration for a Board position. Packages for the AGM will be sent out 35 days prior to the 26<sup>th</sup> of May. Please be on the lookout for this package around April 21<sup>st</sup>.

Date of AGM: Thursday, May 26, 2022 with Registration starting at 6:00 pm  
Location: Caboto Center, Wilkes Avenue

### **Mike's Little Library**

Before Michael Paterson of 720 passed away this past November, he wished to donate his collection of books to the people of Kenaston Estates to read and enjoy as he did. To that end, we packed up his books and stored them for the winter and we will be setting up a trolley library which will be available daily when the pool enclosure is open, usually from the May long weekend to the September long weekend. The cart will be under cover by the first aid box by the pool washroom and all residents are welcome to get a book and leave another book to ensure the continuity of Mike's wish to bring enjoyment to his community which was important to him. From time to time, there will also be movies available to take and return when you are finished so others can enjoy them as well.

**If you are interested in helping out with Mike's Little Library, please contact Maureen at the CondoBoard88 email.**

### **Kenaston Estates Spring Garage Sale:**

Do you have some things you would like to part with, either for free or for cash???

Some residents have asked if we could have a garage sale on the grassy portion in our inner courtyard one weekend probably in May. This would be for only our residents. **Volunteers to organize this, please send a note to condoboard88 email.**

## **SUNSHINE HOUSE**

Additionally, if you are housecleaning and have spring or summer wear to give away, Sunshine House would love to get clothing, shoes, boots, socks, shorts and toiletries such as toothpaste, brushes, soap, laundry soap that you don't need anymore or you can contribute. We will gather them in the spring and post a date where you can bring these to the pool enclosure and drop them off and we will take them to Sunshine House for their clients. We were able to take over 10 bags of winter gear at Christmas and it was greatly appreciated. At that time, only building 720 and a few others participated, but this time, we would like to include every building. When the garage sale happens, the ask for Sunshine House will occur. Notices will be sent out by email to all residents.

## **How To Reduce Your Electric Bill Cost:**

Most of us have noticed a sharp rise in the cost of electricity this year due to the unusually low temperatures that we all have experienced. Hydro has published some things that you can do to reduce your costs and these are as follows:

1. Reduce your nightly temperature when you go to bed or when you are not home by 3 degrees or more.
2. Ensure your windows and patio doors are the best for keeping heat inside your unit and not escaping, especially if you are looking at replacing them.
3. Covering your windows and your air conditioner with insulating kits on the inside will retain heat in your unit
4. Adding tv's, computers, portable heaters will add to your bill.
5. Unplug your electronics that use standby power, or replace them with Energy Star certified products. These products use 50% less power in standby mode and will help to reduce your energy consumption.

## **Parking Lot Cleaning And The Use Of Dr. Hook:**

When the notice goes out to everyone regarding a full lot cleaning, it is imperative that everyone make arrangements to remove their vehicles off site. If you are away or travelling, it is your responsibility to give your car keys to a friend or neighbor to move your vehicle off site until the lot is fully cleared. Failure to do so will cause you to receive a fine as well as having to pay Dr. Hook for towing you out of your spot, having it cleaned and putting it back into your spot.

## **Visitor's Stalls:**

There will be visitor's stalls cleared when required on both the north and south sides of the parking lot. Those stalls are 79,80,81,138,139,140,218,219, and 220. These are only for visitors, which includes home care workers and health care workers. They are not to be used by Residents for their cars. Other visitor's stalls will be kept in a usable state as much as possible.

**Do You Know:**

The dryers in our laundry rooms will accept additional quarters to extend the time you need to completely dry your clothes if the original time has not yet run out. If your clothes are not dried completely and your original time has run out, you will have to put the full amount in the dryer to start again. So, if you set your timer for 10 minutes prior to the end of your time given by the dryer itself, you can check your clothes and if you need more time, you can add quarters for additional minutes. Just a wee tip!!!

**The Towing Process For Parking Stalls:**

When a resident or visitor parks in your parking stall, the procedure is to notify Darcy. Darcy will then post a warning on the car. The license plate and vehicle will be recorded. The second violation is a fine of \$100.00. Third violation as to have the vehicle automatically towed. Darcy cannot tow out of owners stall immediately.

**Speeding In The Parking Lot:**

There are some residents using our parking lot as their own speedway. The speed limit is 15 mph and slower if icy. You risk hitting people with pets or heading to the garbage bins or going to their cars. Please adhere to our rules.

