



KENASTON ESTATES

WCC No. 88 NEWSLETTER VOLUME 10, March 1, 2023

WELCOME TO 2023

Christmas Tree Decorating:

Well done building 700 for a great job in decorating your lobby tree. You are the one the committee liked the best with honorable mention to all the other buildings for a great job in making your lobbies wonderful with your decorating skills.

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

1. Patio fence repairs for all buildings- spring 2023
2. Concrete work front and rear of 730- spring 2023
3. Hydro panel replacement by North parking lot fence-moved to spring 2023
4. North chain link fence repairs or removal-TBD
5. Interior Brick re-pointing- spring 2023
6. 3 Additional security cameras on property-spring, summer 2023

Someone Parking in your Spot?

If you come home to someone who has parked in your spot, please park your car in a visitor's spot and leave your parking pass for your suite on your dash, or a note indicating why you are there. You may want to put a note on the windshield of the car in your spot to tell them that they are in a reserved spot and in future, use visitor's parking. **If you have visitors coming to your suite, kindly ask them where they are parked, and if they aren't in Visitor's, ask them to move to Visitor's parking. It is the resident's responsibility as well to ensure that your guests are not parked wherever they want to park.**

Mike's Little Library:

Big thank you to Jim and Gail in 720 for their bookcase gifts for our little libraries in all of our buildings. With bookcases in all lobbies, we have no need to have a library at the pool this summer. If you find you need to change out your books, you can take some to another little library anywhere in the city and take a book and leave a book, just like ours works. Or, you can ask someone in another

COMMUNICATION INFORMATION:

Please submit all newsletter requests and information by the 20th of each month.

WCC No.88 Property Manager:

CW Stevenson Winnipeg

Property Manager: Pankaj Sharma

Ph: 204-934-6226

Email: pankaj.sharma@cwstevenson.ca

Property Administrator: Luisa Castillo

Ph: 204-934-6438

Email: luisa.castillo@cwstevenson.ca

Office hours: 8:30 a.m. - 4:30 p.m.

On-site Resident Manager: Darcy

Bunio

Ph: 204-951-5504 (8:30 a.m.- 4:30 p.m.)

After hours emergency: call

204-928-5000 select 7

Garbage pickup is every Tuesday and

Friday, and every Monday for

Recycling pickup.

For information on recycling 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

for past newsletters, rules, and regulations.

building if they have a book you may be looking for? Kids in your building, take some of those books and go out and exchange for kids books in other little libraries.

We are asking for a volunteer in each building to keep your bookcase in good stead.

Training is available for a brief time to show you what we mean. Please send an email to condoboard88@gmail.com to express interest in doing this for your building. Any resident

can apply. Time commitment is an hour a week. (probably less). Please do not leave anything but books in the bookcase.

Pets:

All pets should be taken out doors that lead to the parking lot and walked to either of the gates leading away from our property or Kenaston Boulevard for their daily walks. Dog owners have been seen having their dogs relieve themselves on the grass on the 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. Off Leash parks can be found at Grant and Moray Street, and a closer one is the **Brenda Leipsic Off Leash Dog park** past the Humane Society building off Waverley. The north end of this park is open and is fully enclosed.

For pet owners in first floor suites, your patio shouldn't be used for pets to relieve themselves. Your pets still need to go off property for this activity.

We have security cameras that cover all of our property. Please review the fines for not following the regulations. Letter covering warnings or fines go to the owners.

Owners: Changes in Your Units

If you are an owner and have made changes to your condo unit without obtaining the proper permission to do so over the course of your time living or owning and renting here, the Board would like to know.

When you have changed things in your unit that require Board permission, you would have filled out the form necessary to gain permission to do the work, and then received a form indicating that you have received Board permission to go ahead with the work. This form should go to the next owner if you sell your unit down the road. Otherwise, you might be leaving the new owner with an issue **either 1.** You didn't get permission to add something to your unit in contravention of the Rules and Regulations of Kenaston Estates.

Or 2. You didn't pass on the permission documents when you sold your unit to the new owners.

As an example, you cannot add a washer and dryer to your unit. That is why we have them in a laundry room on each floor as the vetting of the dryer has to be done correctly.

We see air conditioners placed in new holes in the walls without permission, or we see air conditioner drainage going down walls that were put in without permission. We have also had owners put beautiful tiles on their balconies, glued permanently down, and this is not allowed.

A separate questionnaire will accompany this newsletter for owners only. We would like to ask owners **to fill out the form**, indicating if you have added something to your unit, including the common element balcony or front door, and whether you received permission for the work that you did. Please attach the permission granted form with your submission to the Board. Return the filled out questionnaire by the end of March, 2023 to CW Stevenson at 55 Donald Street, Unit 200, Winnipeg, R3C 1L8 with attention to Luisa Castillo.

Power Outage:

Manitoba Hydro number to call is 204-480-5900 if the power is out in your unit or building. If the outage is in your unit, check your power box in your unit first, then call Manitoba Hydro for outages in our area and how long they may last. Do not call the emergency number or Darcy as they can't give you the information you want.

1. To keep your electric bills down, in the winter, close your air conditioner power in your power box and turn it on when you need your air conditioner to work for you.
2. Turn your baseboard heaters off in the warm weather at your power box, and remember to turn them back on at the power box when the weather turns cold again.

If there is a power outage, reduce the heat thermostat in your unit, keep your freezer closed and fridge closed, keep a flashlight or small battery power lamps handy.

Christmas Cheer Board/Sunshine House

Well done to those from our community (particularly Barb and Shelley and their team) in putting together a wonderful campaign to assist the Christmas Cheer Board for the hampers they put together and Sunshine House for the clothing we were able to take to them for their clients.



Kenaston Estates Management Company Change:

C.W. Stevenson has now taken over the management of our property as of January 1, 2023. Please cut out the shaded part of this newsletter and put it on your fridge for future use. Put the phone numbers in your phones and please pay attention to the work hours for our Resident manager and Property Manager.

Gardening:

If you have a green thumb and you wish to assist by sitting on a gardening committee to make our grounds beautiful this year, please send your name to the condo board email (condoboard88@gmail.com) with your name, and contact info (phone, email). A meeting will be called in April to have a look at what we have and what we need to do for this year. Our great thanks to Ann Colledge for her amazing work over the years with her assistants in making our grounds so beautiful. Many perennials have been planted in past years, so the major work has been done for us.

Commercial Businesses in Your Condominium

According to our Bylaws of WCC88, "each unit shall be occupied and used only as a private residence and for no other purpose."

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 the

pandemic and that was 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.

Front Door Entrances:

We cannot stress enough to not let people into our buildings if you don't know them or they are not here for you. We have had a presentation by the Winnipeg Police department regarding safety concerns and to that end, the Board will be changing the entranceway boards that now list the residents' name, and will change those names to simply "**OCCUPIED**". The number that has to be pressed remains the same, so if you have visitors coming, please make sure you give them the code to buzz you so you can let them in. Parcel delivery will happen the same way it does now, where you are called by phone to let them in, or where to leave your parcel. Canada Post parcels will be delivered in the normal way.

Put this in your Calendar for all Owners*****

Annual General Meeting:

Date: Thursday, May 25th, 2023

Where: Caboto Centre on Wilkes between Waverly and Kenaston Blvd.

Time: Registration at 6:00 pm and meeting start at 6:30 pm to 8:00 pm

Owners are requested to put their names forward for the board that manages the finances, projects, etc., for Kenaston Estates.

Reminder: If you are having guests overnight in a visitor's spot, please ensure they have the parking pass for your unit on the dashboard.



KENASTON ESTATES

WINNIPEG CONDOMINIUM CORPORATION #88

700-750 Kenaston Blvd.

QUESTIONNAIRE FOR OWNERS

Please fill in the following questionnaire to the best of your ability and return it to

CW Stevenson, 55 Donald Street, Unit 200, Winnipeg, R3C 1L8 by **March 31, 2023**

Unit owner name: _____

Unit: _____ Building Number _____

Purchase Date: _____

Part I

1. When you purchased your unit, were there changes that were made before you purchased it? Yes _____ No _____ Don't know _____
2. When you purchased your unit, did you receive the AOR permission document for unit changes of the prior owner? Yes _____ No _____

If you received this AOR form, please make a copy and attach it to your questionnaire when you send it in. Keep the copy of the AOR (permission form) for when you sell your unit, it should be passed on to the new owner.

Part II

1. Have you made changes to your unit since you purchased it? Yes _____ No _____
2. If **yes**, did you fill out the AOR form from the property management company and get permission for the change(s)? Yes _____ No _____

If **Yes**, please attach a copy of the AOR (permission) form when you return this questionnaire.

If **No**, please indicate why you did not request the AOR (permission) form.



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We are upgrading our information on changes made to units and in future, will ensure the follow-up will be made to ensure the changes were done properly with certified contractors following the requirements in our rules and regulations.

Part III

1. Do you have a washer ___ Dryer ___ in your suite? Yes ___ No ___
2. Was it there when you purchased your unit? Yes ___ No ___
3. Did the previous owner leave you the AOR form granting permission for the above?
Yes ___ No ___
4. If you added a washer/dryer to your unit, did you fill out the AOR to put it in your unit?
Yes ___ No ___

If **yes**, please attach it to your questionnaire.

If **No**, why not? _____

Any other comments you would like to add to this response, please feel free to do so: _____

Name of person filling out this questionnaire: _____

Thank you for taking the time to fill this out. In the event that we do not receive any response from you, we will reach out to confirm the accuracy of our record.

Deadline is March 23, 2023.