



KENASTON ESTATES

WCC No. 88 NEWSLETTER VOLUME 11, June 1, 2023

MEET YOUR NEW KENASTON ESTATES CONDOBOARD

Thanks to those who stepped up to sit on our Board for the last 2 years and to those who make up our **new Board** for the next 2 years:

Lisa Cefali	Kristi Clarke
Steven DeGroot	Diego Fridson
Marc Goldberg	George Remillard

Elections of officers will occur as soon as possible and the list will be sent to all owners.

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
2. Concrete work front and rear of 730
3. Concrete work front of 720
4. Hydro panel replacement by North parking lot fence
5. North chain link fence repairs or removal-TBD
6. Interior Brick re-pointing
7. 3 Additional security cameras on property-both entrances and bike cage.

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.** Contact PropertyManagement the next day.

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. Do not go into OUR

COMMUNICATION INFORMATION:

WCC No.88 Property Manager:

C.W. Stevenson Winnipeg

Property Manager: Pankaj Sharma

204-934-6226

pankaj.sharma@cwstevenson.ca

Administrator: Luisa Castillo

Email: luisa.castillo@cwstevenson.ca

204-934-6438

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

On-site Resident Manager: Darcy Bunio

Ph: 204-558-6853** New, please text

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 what you can and cannot recycle visit: www.winnipeg.ca

Have a question or comment for your Board of Directors?

Email them to: condoboard88@gmail.com

Question about the property, email Luisa at email above.

Visit WCC No.88 information website at:

www.Kenaston-estates.com

interior park on the sidewalks, even to reach your patio if your pet is with you. You must go into the closest door to your building from the parking lot and enter your unit that way.

It is also important not to let your dog do their business on your patio. We have received complaints from owners on the second and third floors from residents who see the patios below and let us know about garbage, dog droppings, storage on the patios, etc. Your patio must be kept neat and clean at all times.

Dog owners have been seen having their dogs relieve themselves on the grass on the property and that is not allowed. In addition, your dog must be on leash anywhere on our property and under control inside your building.

If you use Joe Malone Park, please understand that it is not off leash (if ticketed, the fine is \$400.)and you must pick up after your pet. Animal services ticket those that do not follow city regulations when it comes to pets off leash just so you are aware. 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 off leash park is open and is fully enclosed.

During the fall and winter, some of our residents were going down the front sidewalk towards Superstore and letting their pets do their business in front of our neighbors at 690 Kenaston and not picking it up. We received many complaints from that building along with photos. Please pick up after your dog when you go offsite to be a better neighbor. We told them to call animal control if the problem persists as we have no control outside of our property.

Remember, we have security cameras that cover all of our property. Please review the fines for not following the regulations. Letter covering warnings or fines always go to the owners who in turn will speak with tenants if there is an issue, recoup fine payments or a regulation not being followed.

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 (AOR) 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 or take something away in 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.

We sent out this information in the March newsletter and received only 21 out of 178 responses. We are trying to bring this information up to date, so please get your forms in as soon as possible to Luisa Castillo at Stevenson. We had forms available at the AGM for you to fill out. The Board needs to have a good idea of what people have done to units and whether the regulations were followed. As an example, some units made renovations without permission that have affected the units that surround them, or are in their column (102,202,302), and according to our regulations, the owner who made the change is responsible if repairs to other units have to occur. Be responsible please.

Power Outage:

Manitoba Hydro number to call is 204-480-5900 if the power is out in your unit or building. If 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.

To keep your electric bills down 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.

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 88 email. They will be meeting the first week of June in the pool enclosure.

New Recycling Bins:

Every year we face the same issue with recycling. If you are unaware of what you can and cannot recycle, please visit the City of Winnipeg site for that information. Every bottle or container you put in the recycling bin must be rinsed out or cleaned. If not cleaned, please dispose in the garbage bins, and this goes for pizza boxes that have pizza on the inside of the top lid.

The other issue, is that you are not supposed to put boxes into the recycling bins that aren't broken down. After receiving parcels, please break down the box and then put it into the recycling bin. Kleenex boxes, drink boxes, etc need to be broken down. Darcy has to visit the bins daily to break down boxes to make room for other recycling, and if we all do what we are supposed to do, things will be easier for everyone. That way when you go to the bin, there will be room for your recyclables.

Please follow the rules around recycling as we are bringing in new bins the same size as the garbage bins, BUT a different colour, and they will replace the 5 blue bins that exist in 3 different locations. You must still break down all of your boxes and clean containers before putting them in. The blue bins will be removed once the new recycling bins with larger capacity are brought here by the City. If you put recyclables in bags, please ensure the bag you used is recyclable.

PLEASE PICK UP AFTER YOURSELF IF ITEMS YOU ARE TRYING TO PUT IN THE BIN, BLOW AWAY. IT IS NOT UP TO ANYONE ELSE EXCEPT YOU TO MAKE SURE EVERYTHING YOU WANT TO PUT IN THE BIN, ACTUALLY GETS IN THE BIN, EITHER GARBAGE OR RECYCLING. Remember, materials removed from your unit during renovations must be taken off site by you or your contractor. Do not put this material in the garbage bins.

Who You Gonna Call ??

Once again, we have a problem on our property with residents calling the wrong people for incidents or things they see on the property, repairs they need, something they see in the building that needs immediate attention, a problem with a neighbor, or noise, or break-ins, or not being able to get into your building, or whatever the issue. The Resident manager is not here to provide you with entry into your unit, complaints about noise, someone who stole something off your patio, a water leak in your unit, removing your car from the lot for lot cleaning. Those issues are your responsibility as an owner and a renter to call your landlord or our management company. Some of you call Darcy, Res,Man., daily to complain about something, and this needs to stop please, nor are you to call members of the Board or stop them in the parking lot to tell them something. Use the proper contact email as located on page 1.

1. The CondoBoard88 email is for messages directed to the Board of Directors only, looking for information, or to set up a meeting with a board member, or the board directly. It is not for breakdowns, issues with neighbors, pets, water pipe burst, etc.
2. If you have an issue in your unit with electricity or water, and you are a renter, call your landlord and report it to them. If it is a water issue, you have turnoff valves either in the

bathroom wall covered with a circular silver plate, or with turn off taps under your vanity.

Turning the water off can be done in your unit for repairs. Make sure you know where the turn off valves are and how to turn them off. One valve is for cold, the other for hot water.

3. Anything that is deemed an emergency, you should call the Stevenson emergency line.(see page 1) If deemed an emergency, Stevenson will contact either the resident manager or a trade who would be supplied with the lock box code, to come and look at the issue. Our resident manager is only on call every other weekend.
4. If you are an owner, call a plumber or an electrician and repair your problem. If you need water turned off for a plumbing issue with main water pipes, contact PropertyManagement. We ask 48 hours in advance of any work so notices can be prepared for other units. A minimum of 24 hours is required. If it is an emergency and the water needs to be turned off for repairs, use the proper device for shutting off the water within your unit, contact your owner or a plumber.
5. If you want to report something wrong in your building during the day from Monday to Friday, between 8:30 am and 4:30 pm, call PROPERTY MANAGEMENT first, then text Darcy and let him know. If it is time sensitive, contact Darcy during his regular hours. If it is after 4:30 pm you should report it on the emergency line and the number is listed on the front page of the newsletter. Remember, an emergency is FIRE, DEATH, WATER MAIN BREAK (different from a water leak in your unit, or a toilet issue in your unit). Everything else is not an emergency. If it is someone stealing, vandalizing cars, in the pool after hours, or making noise into the wee hours of the morning, call the police.
6. If Darcy is on vacation or unavailable, call C.W. Stevenson.

Pool:

1. When the pool is ready to be opened, you will receive an email indicating this fact. Please be aware that during the cleaning and preparation to be open, chemicals are put into the pool to clear and clean it, and it is very dangerous to enter the water. The gates will be double locked to ensure safety of all residents and we hope that the pool will be ready prior to or around June 1 and after being certified by the health department. During the season, chemicals maybe put in the pool overnight so please do not go over the fence. If you see someone in the pool after 9 pm, call the police.
2. Please remember that there is no lifeguard and if you have children, they should be only an arms distance away from you if they are non swimmers and in the pool. It takes but a second for a serious event to occur.
3. Please review the pool rules on the wall of the pool hut. All units are limited to two guests, and they must be accompanied by you the renter or owner. If you are an owner, and your unit is rented, you may not use the pool. Your renter is entitled to use the pool.
4. No alcohol, no smoking anything, no food, no glass bottles or cups in the pool enclosure. There are picnic tables in our park for you to have lunch, or food that you cannot eat inside the pool enclosure.
5. Flotation devices on children must be **attached** to the child. Children not toilet trained must wear leakproof swim wear that you can purchase at any city pool.
6. No diving or jumping from anywhere on the edge of the pool including both stairs.
7. Anyone breaking any of the rules may lose their pool privileges for a time, including the entire pool season if deemed dangerous enough or having happened more than once.

Any breaking of the rules may result in your unit losing your pool privileges. You are responsible for your guests behaviour as well so please let them know.