



KENASTON ESTATES



WCC No. 88 NEWSLETTER VOLUME 5, December 1, 2021

MESSAGE FROM THE BOARD:

We have finished most of the work in our 2021 budget, finishing off with the vapor barriers in 4 of our 6 buildings that required them. Big thank you to Mr. Irv Hiller who stepped forward to fill the Board vacancy until our AGM in May. You may have seen Irv around the property daily working with Ann Colledge on our beautiful landscaping efforts this year. At the AGM in May, please think about putting your name forward to our Condo Board for consideration for a Board position.

Work in our Community of Kenaston Estates this Year

- ≈ Repaving of North parking lot and entrance to 710
- ≈ Painting of front lobbies, stairs, door and soffits.
- ≈ Annual plumbing inspections will no longer be done. It is the owner's responsibility to ensure that all plumbing issues are fixed immediately.
- ≈ Removal/grading of berms with sod cover, landscaping and tree removals.
- ≈ Installation of air makeup units.
- ≈ Installation of security cameras.
- ≈ Replacement of hot water tanks in 700.
- ≈ Completed concrete work in crawl spaces.
- ≈ Repair of brick façade in 750
- ≈ Installation of railing for front of 710-by year end
- ≈ Repair of electrical plugs along South side of 740

Second Town Hall Meeting:

On November 2nd, a second Town Hall meeting was held with a total of 15 owners in attendance. Three items of interest were brought forward:

1. The gates on the north and east side parking lot will no longer be locked so as to minimize the damage that is being caused by non-residents climbing the fence.

COMMUNICATION INFORMATION:

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

As the parking lot already has 2 openings, the locked gates are not a deterrent to entrance.

2. A suggestion was made to reconsider the width of the parking spots, at whatever point lines are to be repainted so as to allow more room to accommodate the increased popularity of larger SUV's and trucks in stalls. Please be aware of the size of vehicles allowed in our rules and regulations on page 9/10 no larger than ¾ ton trucks. (RV's bigger than that, not allowed)
3. A question was raised if main floor residents can have their patios enlarged, however, this would involve increased cost to the entire Condo Common Element fee and the current size of each patio is tied to the ownership of each respective Condo, and cannot be changed by the owner on their own.

The remainder of the meeting was spent discussing the upcoming Budget for 2022, where input was noted on the items presented, brought forward to the Board at the November Board meeting and the final Board Approved Budget Package will be sent out by email to all owners. Looking for suggestions for future Town Halls, please send to condoboard88 email.

Parking:

Now that winter is upon us, it is important for everyone to be diligent in the way you park your vehicle. If you pull in nose first, back out and come back in straight between the yellow lines on the fence. If you are backing in this may be difficult as your block heater cord will have to run under your vehicle or beside it to be plugged in. Be considerate of your parking neighbors to enable everyone to park safely. One car parked wrong, ruins the line for everyone else, as everyone has to move over.

Be a good neighbor:

Please remember to keep smoking material smoke and residue inside your own unit. We have had complaints from some owners that the smell of marijuana in the hallways is quite bad. It is too bad that some residents can't use their balconies because of the smoke and smell. Placing a towel or something along the inside of your door to keep the smell and smoke inside your own unit will help. Please remember that some people have smoke allergies and if you can help to reduce or eliminate that, it is appreciated.

Joe Malone Park:

We have inquired to the City regarding having the walking path and entrances to the park behind us ploughed by the City in the winter for people to walk and enjoy. Usually these decisions are made in the spring, but if this is something you would like, you are encouraged to send a note to the City of Winnipeg through 311@winnipeg.ca If we all do it NOW explaining to them that we would like the paths leading to the walking trail and the walking trail itself ploughed in the winter so we can enjoy our walks by ourselves or with our pets. Take a few minutes to do that, and maybe we will get lucky this year. Joe Malone Park is at 55 Bolton Bay, or intersection Bolton Bay and Taylor. If this doesn't work for you, send a note to condoboard88 and we will forward all emails to the City.

Reducing your hydro bill:

All units have through the wall air conditioners, most of which came with a cover to use to cover the outside portion that protrudes onto your balcony. To reduce your hydro bill, it is worth covering the outside as well as the inside of your AC unit, either with another cover, or the plastic coverings sold in the local hardware stores so you don't have cold air coming through your AC unit into your living room. You can't use this covering if you don't have a metal frame that holds the AC to attach the tape to.

Pets:

Your pet must be taken off the property to relieve themselves. We have seen evidence of pets being taken just outside their buildings, instead of off the property for their business. Yellow snow is not very pleasant to look at in our complex, so please follow the rules about this.

Thanks Irv:

Mr. Irv Hiller, a member of our Board who graciously stepped forward to fill a vacancy in the fall, will be leaving the Board as of November 20. We wish him well and thank him for all of his work especially with Ann in the landscaping department. You will be missed Irv. This Director at large position will be filled at the AGM in the spring.

Condo Board88 email: change from note that went out to residents:

This email, condoboard88@gmail.com is for emails that go directly to the Board. Do not copy the email to Karen Jerrom, our Property Manager. The person who looks after this email will redirect if it is required. If you have a question regarding technical things around renovations, snow clearing, AOR's, pets, noise disturbances, residents making a mess in the laundry room or whether you can do something or not if it is not in the rules and regulations for Residents, or the Owner's Manual, those emails should go to kjerrom@lindenrealestate.ca for a response. It is important to review the rules and regulations to find out what you can do and what you can't on the property.

Board matters can come to the Board through the condoboard88 email, and Linden will not be copied unless it should have gone to them in the first place. Anything that happens in your suite should be dealt with by the Owner and if you are a tenant, please call your owner. If something needs repaired in a suite, it is the Owner's responsibility. If you are having an issue with a neighbor, call your Owner.

And finally, if you see something unlawful going on in the parking lot, call 911. There is no need to send an email to the Board.

Owners:

Manuals for Owners' and the Rules and Regulations for Residents will be coming out soon, with all the changes that were made at the last AGM. We realize that there may be a need to revisit these again, as there may be some additions that we have to make or change. When your package arrives in the mail, please have a look through them, and if you see something that doesn't seem clear enough to you or that could be updated, please make a note and send an email to the Condo Board. Please also ensure that if you have a tenant in your suite, that they have an up to date copy of the Residents Rules and Regulations to follow to avoid future issues. Remember, any fines incurred by tenants, come to you the owners.

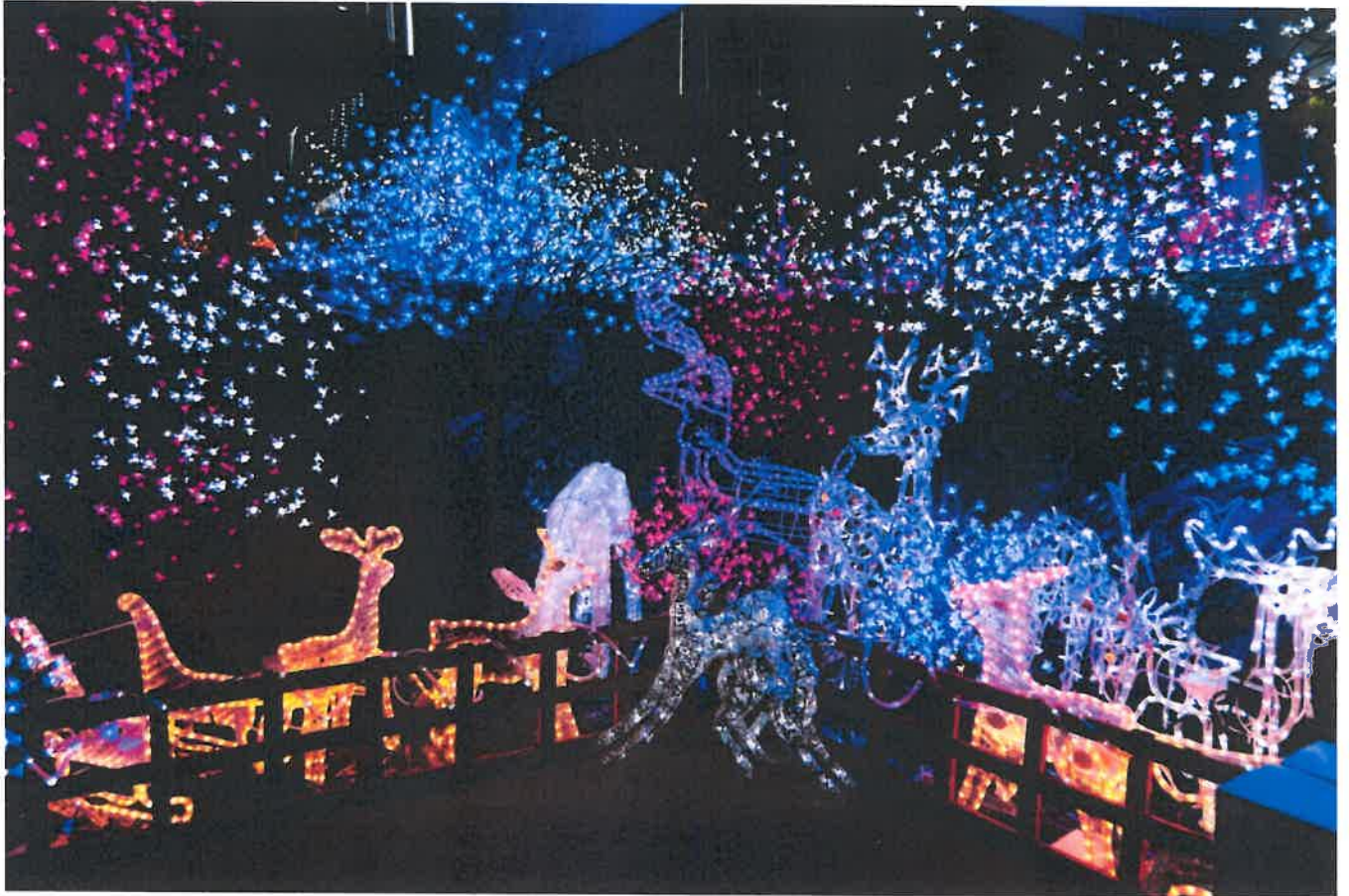
Seasonal Lighting

– Seasonal decorative lighting on balconies and patios *is permitted from October 24th to November 2nd, and from **December 5th to January 15th***, and other periods time to time that may be approved by the Board of Directors.

Seasonal lighting is subject to the following conditions:

– Decorations must be in good taste and non-offensive in nature

- Electrical cabling is in compliance with electrical codes and appropriate safety measures that prevent fire or electrocution
- Lighting or decorations cannot be fastened to balcony walls, ceilings or railings. Decorations cannot be wrapped around the balcony railing, but must be free standing. **Decorations must be removed at the end of the seasonal period.**



Wishing you and yours Season's Greetings for the Holidays.

CONDOBOARD88

Henry, Ann, Lisa, Irv, Amanda, Maureen

LINDEN REAL ESTATE SERVICES

Robyn, Karen and Darcy

