



KENASTON ESTATES



WCC No. 88 NEWSLETTER VOLUME 9, December 1, 2022

SEASONS GREETINGS TO THE RESIDENTS AND OWNERS OF KENASTON ESTATES

President's Message:

Hopefully, everyone had a good summer.

The movie company was very pleased with our property and the shoot went very well for them. Hopefully, everyone was able to spot a celebrity during the time they were here filming, and you were able to see the completed movie on T.V.

The Board sent out a request to other Management companies to see what was out there in this market. After receiving and reviewing all the responses and interviewing the companies that replied to our RFP, the Board of Directors would like to announce that we have selected C.W. Stevenson to be our Property Manager for the coming year, starting January 1, 2023.

Email and phone information will be sent out prior to January 1, 2023.

After many years of being on and off the Board, Ann College will be retiring from the Board effective immediately. We would like to thank Ann for all the hard work on the trees, shrubs, flowers and the landscaping. We would like to wish Ann well.

I would like to wish everyone a Happy Holiday and a Happy, Prosperous New Year.

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. Roof maintenance on buildings 700 to 740- Complete
2. Pool building roof shingles replaced-completed
3. Patio fence repairs for all buildings- spring 2023
4. Brick repointing on all buildings-Complete
5. Tree removals-completed new tree planted by 750

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

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

6. Concrete work front and rear of 730- spring 2023
7. Hydro panel replacement by North parking lot fence-moved to spring 2023
8. North chain link fence repairs or removal-TBD
9. Snow clearing contract awarded to Anseeuw Brothers.

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:

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 it continues in each of the buildings. If you need to swap out books, there are a lot of Little Libraries in the neighborhood of River Heights and if you take books from your building's library, you can take a book and leave a book in other libraries in the neighborhood to change out the books in your bookcase. Note: please do not leave clothes, dishes, trays, pots, and other items that are not books in the bookcase.

Pets:

Some of our residents are abusing the rule of not taking their pets off of our property to relieve themselves. Yellow snow is not very pleasant to look at in the snow at the front and back of our buildings.

Remember the following:

All pets should be taken outdoors 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 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. The north end of this park is open and is fully enclosed.

Remember, we have security cameras that cover all of our property.

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

We had this in the last newsletter, but it seems people still continue to call the Resident Manager for non-Emergency reasons. Please follow the protocol listed below.

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 see 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 a REAL EMERGENCY, call or text Darcy at 204-951-5504. If the issue is suspicious on our property, robbery, after hours noise, please call the non-emergency police number.
3. If you have a power outage in your unity or building, please call HYDRO at 1-800-434-1235 and report it to Hydro. They also have a listing of outages on their web site, and you can get the app that will tell you if you are in an outage area.
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.

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. You didn't get permission to add something to your unit in contravention of the Rules and Regulations of our 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 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.

Christmas Cheer Board 2022 needs our Help!!

Please help to make Christmas special this year for many low-income families by donating to the Christmas Cheer Board! Boxes are located under the tree in each building. All items are accepted especially baby food and formula, diapers, and pet food. Non perishable food items and brand-new unwrapped toys can be placed in the box between December 2-19. If you have any questions, call Barbara at 204-774-3929 or email Shelley at sannneel@icloud.com

Three Cheers for Volunteers!!!

BECOME A CHRISTMAS CHEER BOARD ELF!

Hosting a collection drive for the Christmas Cheer Board this holiday season? We'd love your help!
Here are our most wanted items to help get you started:

FOOD ITEMS

- tuna
- canned vegetables
- pasta & sauce
- rice
- peanut butter
- jelly powder
- cereal

TOYS

- Lego
- Action figures
- Board games
- Puzzles
- Gift Cards
- Trivia Games
- Science sets

Still have questions? Give us a call at 204-989-5692 or visit christmascheerboard.ca

Lobby Christmas Trees:

It's that time of year again, when the Christmas trees go up in the lobby of each building. Last year we held a competition for bragging rights only, for the best decorated tree. We can do this again and hopefully you kept your decorations from last year. (Hint from last year: 730 won and they had a beautiful star on the top of their tree) Your tree should be decorated by December 16th where a small committee will travel to all lobbies and check them out.

The gates into our property:

With winter upon us, the Board has asked that the gate leading to Joe Malone Park be left open for dog owners, and the gate leading onto the property at 690 Kenaston Blvd. be left open as it is difficult with snow piling up on the other side to clean it properly. They will be closed again when the snow is reduced enough in the Spring.

Kenaston Estates Management Company Change:

C.W. Stevenson will now be taking over the management of our property as of January 1, 2023. Information regarding our property manager contact will be sent out the first week of January 2023.

We would like to thank Linden Real Estate Services Inc. for their management of our properties and their hard work on our behalf.

Thanks particularly to Robyn PRYCE, President, and to Karen Jerrom, our PROPERTY MANAGER. Karen will be leaving as of December 1, 2022.

The Board would like to wish everyone a Merry Christmas and Happy New Year. Be safe and be kind to your neighbours this holiday season.

