



# KENASTON ESTATES

WCC No. 88 NEWSLETTER VOLUME 4, September 1, 2021

## PRESIDENT'S MESSAGE:

On behalf of the Board of Directors, I would like to thank all the residents of Kenaston Estates for their patience and co-operation during this summer of construction projects.

We have tried to keep the disruption caused by the projects, especially the parking lot resurfacing, to a minimum, but being the busy time of the year, there have been a few scheduling issues.

I would also like to thank Ann and Irv for the great job they have done beautifying the grounds.

Also, a thank you to Maureen, Shelley and Betty and all the volunteers for getting the pool up and running for everyone's enjoyment.

Henry Wysmulek  
President Kenaston Estates

## Ongoing Projects in our Community of Kenaston Estates

- ≈ Repaving of the North parking lot is now complete. Curbing finished on August 31<sup>st</sup>. Assigned parking is now open to all residents and visitors.
- ≈ Interior Painting: Front lobbies and stair railings – Front and back entrances will begin in September and be completed approx. mid-October in all buildings. Updates to follow
- ≈ Annual plumbing inspections – TBD Fall 2021.
- ≈ Berm work nearly completed with sod cover. Some sod still to be removed and replaced. Complete September.
- ≈ Concrete work in the crawl spaces has commenced. This approx. is a 4-week project. Vapour barrier installation in 4 buildings will commence upon completion of the concrete repair
- ≈ Repair of the brick façade at 750 to commence in the fall 2021
- ≈ Hot Water Tank x 2 has been installed in 700.

## Recycling Information:

Thank you for breaking down your boxes when they are being discarded! Please remember that you should not put your recyclables in a plastic bag and then place them in the recycling bin. If you use plastic bags to transport your recyclables to the bins outside, please empty the contents of the plastic bag into the recycling bin and discard the plastic bag into the large garbage bin. When the plastic bag and other pieces of trash are discarded in a recycling bin, they will not be sorted through. All recyclable items, along with the few pieces of trash will be discarded into the landfill. Please let's all do our part and ensure to use the appropriate bins when taking out the trash. The disposal of building materials, paint, metal, electronics, batteries, small appliances, old air conditioners, etc. are not allowed to be disposed of in the garbage bins – No Exceptions. If you need bulk waste removal, you must call 311 or visit: [www.winnipeg.ca](http://www.winnipeg.ca) to arrange for a pick up by

## COMMUNICATION INFORMATION:

Please submit all newsletter requests and information by the 20<sup>th</sup> of each month to ensure that it is included in the following months newsletter.

### WCC No.88 Property Manager:

Linden Real Estate Services Inc.  
154-1483 Pembina Hwy R3T 2C6  
Candice Brandstrom: 204-290-7985  
[cbrandstrom@lindenrealestate.ca](mailto:cbrandstrom@lindenrealestate.ca)

### On-site Resident Manager:

Darcy Bunio: 204-951-5504

After hours emergency: call or text:

Darcy 204-951-5504 or

LRES afterhours line: 204-795-2041.

**Garbage Day: Tuesday and Friday**

**Recycling Day: Monday**

**Bulk Item pickup: Call 311 for arranged date. \$10 per item**

For information visit: [www.winnipeg.ca](http://www.winnipeg.ca) or call 311

Have a question or a comment for your Board of Directors?

Email them to

[condoboard88@gmail.com](mailto:condoboard88@gmail.com)

Visit WCC No.88 information website:

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

the City of Winnipeg. There is a minimal charge. If you want to drop any items off at a recycling depot, the closest depots are the Ikea and Pan Am Clinic parking lot.

### **Kenaston Estates Pool:**

Thank you! Thank you! Thank you! To the 25 wonderful people who volunteered to take shifts all summer long at the pool so that anyone who wished to swim, sun and shade at our beautiful pool facility, could! A Special Thank you! to Shelley N. of 720 who trained and managed the many volunteers from our community! Her assistance enabled us to be open all summer! And of course, a Big Thank you! to Betty M. of 750 for assisting at the pool, both as a volunteer, and as our pool maintenance gal.

**Last day to swim will be Monday, September 6<sup>th</sup>, 2021. The pool will be closed at 5:00pm to all residents.** Most restrictions during the pandemic have been lifted but we continue to ask our residents to adhere to social distancing guidelines

### **The Resident Manager:**

Darcy Bunio our Resident Manager is available daily – Monday to Friday between 8:30am and 4:30pm. Any inquiries after these hours can wait until the next business day.

The following is a list of what constitutes an emergency after hours call to the Resident Manager and the LRES after hours maintenance line:

- ≈ **FIRE** - building or unit – Call 911 for the Fire Department if there is a fire. Leave out the nearest exit and go to a safe location on the property. Call Darcy and/or LRES after hours maintenance line for site assist
  
- ≈ **WATER LEAK** – Only if this is a main line break, not spilt water in the unit above. There have been many incidences when water from a pet dish has tipped over causing the water to travel between floors. The ceiling between units is a hollow core concrete panel. As most ceiling have not been sealed at the joints, water will travel between the floors. Dripping taps, running toilets, in suite plumbing issues and spilt pet dishes are the responsibility of the owner(s). If you are a tenant in this situation, please contact the owner of the unit first before calling Darcy and/or LRES after hours maintenance line
  
- ≈ **SEVERE INJURY/DEATH** - Call 911 for Police/Paramedics and Fire Department

If you see criminal activity or suspicious activity in the parking lot, in the courtyard including the pool area after hours, Call 911 or the non-emergency Police line at 204-986-6222.

Remember, we all need to unplug sometimes, so please think about what your request is if you really feel the NEED to contact Darcy after 4:30pm daily and on weekends. If you have a cable company scheduled for a weekend or after 4:30pm, please ensure that this is prearranged with Darcy.

**\*\*Please cut out and keep a copy of the contact information that has been provided on the first page of this Newsletter\*\***

### **Owners Guide and Residents Manual:**

All residents and owners need to familiarize themselves with the new Resident's Manual and the Owner's Guide. Please watch for these documents to be sent to all Owners by email and hard copies mailed to Owners that do not have access to email. The approved manuals have been put on the Kenaston Estates website for easy access. Understanding the Rules and Regulations of the Corporation will enable you to avoid possible fines that can be levied against you in case of any violations of the rules and regulations. If you are unsure on the interpretation of a Rule or regulation, please contact Linden Real Estate Services for clarification.

### **Be KIND to your neighbours:**

If you are a smoker of tobacco or marijuana products, please make every effort to keep the smoke/vapour and smell in your own unit. If you do smoke in your unit or within a balcony enclosure, please consider purchasing and AIR FITRATION SYSTEM (any big box store) to assist in removing the smoke from the air and the smell from travelling into hallways (common element) and your neighbour's home! Your neighbour should not have to keep their doors, vents and windows closed due to your actions. Let's all be considerate of each other and remember that this a community of many.

### **Calling all Pet Owners!**

When leaving or returning to your building with your pet, please enter and exit out the main door closest to the parking lot. If you use Joe Malone Park, please note that this is not an off-leash dog park. All pets must be on a leash and all pet feces must be picked up, bagged and disposed of in the nearest garbage can. Pets are not allowed within the courtyard; this includes walking the path from one side of the complex to the other. Please walk along the perimeter or parking lot of the complex with your pet.

### **Circles for Reconciliation:**

There are posters at the front door of each building providing information to anyone who wishes to participate in a Circle for Reconciliation. It is about creating and maintaining mutually respectful relationships between indigenous and non-indigenous people. The journey towards this goal continues, and with the construction set to begin on the grounds beside our community, now is a good time to let you know about this project so we can learn more about our neighbours, sisters and brothers. We can create our own circle for our community, you can create a circle for you and friends, or you can join as an individual. Each Circle has five (5) Indigenous and five (5) non-indigenous people who meet once a week for ten (10) weeks to address reconciliation. There are two (2) facilitators assigned to each Circle to ensure that each person is respected and given uninterrupted time to share and to listen. Circles are offered in person (where permitted) and via ZOOM. Each week, there is a presentation on one aspect of our colonial history. There are over 260 Circles for Reconciliation around the country. If you want to participate in this opportunity or want more information please visit and/or register at [www.circlesforreconciliation.ca](http://www.circlesforreconciliation.ca). You can also find them on social media: CIRCLESFORRECONCILIATION. If you need assistance with registering, please call Maureen D of 720 at 204-250-4568.

### **Town Hall Meeting for Residents:**

The Board of Kenaston Estates would like to hold the Fall 2021 Town Hall Meeting on **Tuesday, September 21 from 6:30 pm to 7:30 pm**. As a reminder to everyone as to the purpose of the Town Hall - they are a means of sharing information, gaining insight from owners and residents, and simply creating community. This will allow for an increased understanding of what is important and of interest, without having to wait until the annual AGM.

This is a voluntary meeting of all who would like to attend where no formal decisions will be made – feedback and insight sharing only! These meetings will be informal, open to all, where if information is available at the meeting for questions that are answered, it will be provided. Where the information is not readily available, we will endeavor to then obtain it and follow up via email and post the information on the website.

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The format will be virtual, via Zoom and calling in via phone. The Town Hall will be facilitated by Lisa Cefali (Treasurer of Kenaston Estates Board 2021 – 2022) with other members of the Board in attendance as well.

Once again, we will focus on:

- ≈ What is working well with Kenaston Estates – please be prepared to share – we will provide an update to the current projects that are being undertaken.
- ≈ Information sharing from all attendees.
- ≈ It is September 2021 – Budget process will be shared and your wish list for consideration for the 2022 Budget is encouraged.

Let's continue the sharing and build our community together!!

How to register for the meeting will come in an email to all residents. You need to preregister in order to participate please.

**Topic: Kenaston Estates 2021 Fall Town Hall Meeting**

**Time: September 21<sup>st</sup>, 2021 06:30 PM Winnipeg**

**Join Zoom Meeting:**

<https://legacybowes.zoom.us/j/88906563032?pwd=a3VmY2dvNTljbnVtcVRCVjV2cTE0dz09>

Meeting ID: 889 0656 3032

Passcode: 106623

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**Last but not least.....The Monthly Giveaway.....**There are a few 10” garden pots to give away. Please contact Ann in 740 or send an email to [condoboard88@gmail.com](mailto:condoboard88@gmail.com) if you are interested! Ann would also like everyone to know that she has some geraniums that winter well indoors if you would like one. Email Ann at the email address above!

**Wanted Items:** A resident is looking for any city/town/village pins from across Canada for a school project. If you have any pins that you would like to part with, please contact Maureen D at [condoboard88@gmail.com](mailto:condoboard88@gmail.com)

**Do you have items to sell or giveaway?** Send your contact information to [condoboard88@gmail.com](mailto:condoboard88@gmail.com) and we will post it in the newsletter. Please be sure to provide information on the item and your contact information as you would want listed in the newsletter. This newsletter is provided to all residents. If enough residents show interest in this, we will consider distributing a single marketplace sheet once a month to all residents.

Next Newsletter will be distributed December 1<sup>st</sup> – We would love to hear from you!

We always welcome input and feedback from the Community for the quarterly newsletter!