

KVC Friday Notes

June 27 2025



A Warm Welcome to Sara Washbush

We're pleased to introduce Sara Washbush as the new Office Administrator for Kawartha Village Co-operative Homes. Sara brings with her a strong background in administrative support and a genuine interest in community-focused work. She will be supporting daily operations, assisting members with inquiries, and helping ensure things run smoothly at the office.

Please join us in giving Sara a warm welcome to our co-operative community!

Sara's office hours are the following:

Tuesday: 9-4:30

Wednesday: 10:30-6

Thursday: 9-4:30

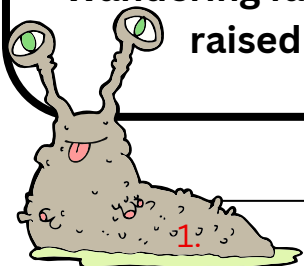
Friday: 9-4:30

You can reach her by office@kawarthavillagecoop.ca or 705-748-5188

Warning

Please **Do Not Eat** the herbs in the planters along side CABCC!

Wandering family pets have been using the raised beds as their litter box



Next Garbage Pick Up July 4

Do you need assistance accessing the Members Only portion of our website.

Check out Kawarthavillage.ca

Email goldendragonfly13@hotmail.com

Mary Earls, Unit 13

Joke of the Week: "What did the horse say after it tripped?

"Help! I've fallen and I can't giddy-up!!" 🐎

Community Involvement Opportunities

Join the Landscape Committee Meeting
September 10, 2025 @ 1:00 pm

Working Group re Committees
TBA

Social Committee
TBA

Board Meeting
June 30 @ 4:00

Thank you to those members who have
already expressed interest in joining the
Elections Committee.

The Board/office will be reaching out to
start the process.

The Landscaping Committee has **FREE**
Canna lily roots for those interested in
adding them to their garden beds. There is
soil available near the gardens

Summer-to-Fall Maintenance & Unit Inspections Update

Kawartha Village Co-operative Homes will be conducting unit inspections beginning this summer and continuing into the fall as part of our regular maintenance and long-term asset management plan. These inspections help us stay ahead of potential issues and ensure that every unit remains safe, functional, and in good condition.

To support this process, we will be working with a professional engineer who will assist in assessing the condition of our buildings. This collaboration will help identify areas needing repair or improvement, both in individual units and in shared structural components.

What Members Can Expect:


- Advance notice will be provided for your unit's inspection date.
- Inspections will include interior and exterior elements such as windows, doors, ceilings, ventilation, plumbing, and signs of wear, water damage, or safety concerns.
- We thank all members who have submitted their self-assessments, which are helping to guide and prioritize areas of concern ahead of the inspections.
- Entry into the unit will be required, so please ensure someone is home or contact the office to arrange access.

Your cooperation plays a vital role in keeping our homes safe and ensuring the long-term health of our co-operative community. If you have questions or need support with repairs, please contact the office. Thank you for helping us take care of our community—one unit at a time.

Pest Control and Clean Living Tips

Keeping our homes clean and pest-free is a shared responsibility that helps protect the health, comfort, and well-being of everyone in our co-operative. Kawartha Village Co-operative Homes continues to work with professional pest control providers, but prevention starts at home.

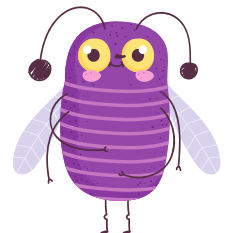
Here are a few important tips to help reduce the risk of infestations:

 Clean Living Starts with Routine Habits:

- Wipe counters and sweep floors daily to eliminate food crumbs.
- Store food in sealed containers and avoid leaving pet food out overnight.
- Take garbage and recycling out regularly, especially in warmer months.
- Avoid leaving garbage or food waste outside your unit or on porches.

Support Pest Treatment Success:

- If your unit is scheduled for treatment, please follow all preparation instructions carefully.
- Notify the office immediately if pests return after treatment or if you suspect an infestation in a common area.



Your Unit Window Air Conditioners



Many of us have installed Air conditioners in our bedroom and kitchen windows as the summer heat drones on. It has come to the attention of the Board of Directors that some units are showing damage due to improper installation and poor tilt. This has resulted in moisture in the window's bottom rail, and around the siding and brick work. This moisture builds up and creates black mold and in some cases the flooring under the window to decompose.

The results are that units have had to have significant repairs and individuals have had to be displaced from their homes until repairs and mold management has been completed. This has become a pressing concern over the cost of repairs on the operating budget. We now have to ask that individuals with air conditioners safely install their units.

Our Board of Directors is attempting to maintain financial restraints and is focusing on repairs due to the aging of our buildings and emergency events. It becomes difficult to move forward when damages are caused by members not installing their air conditioner units appropriately. We are using this time to share some information from www.bobvila.com.

The Board also asks that all air conditioners be removed from windows by the end of October.

1. Choosing Your Air Conditioner

Before searching for the right AC unit, you need to pick the window that will be easiest for installation and most effective for use. Not every window is suited for every type of air conditioner, and there are many window AC fitting ideas to consider.



Most window ACs are designed for use with standard double-hung windows, which have two operable sashes that slide up and down. There are also AC units made for sliding windows, which move from side to side, and casement windows, which tilt outwards to open. These tips apply primarily to installing a window AC in a double- or single-hung window.

Here's what to consider when selecting the right window: You'll need a three-prong electrical outlet fairly close to the window; most window units have a cord that's only about 6 feet long. Never use an extension cord for window ACs.

This could void the warranty on many air conditioners and create a fire hazard if the extension cord isn't rated for major appliances. Especially large window ACs (more than 12,000 BTUs) may need a dedicated circuit. For best performance, an air conditioner should sit in a shady or partially shaded window because direct, intense sunlight can decrease the unit's efficiency by as much as 10 percent. An air conditioner requires sufficient clearance for unimpeded airflow, so choose a window that doesn't have furniture, trees, shrubs, walls, or other obstructions within 20 inches of the unit on either side of the window.

2. Measure Your Window

There are two sets of measurements you'll need: the height and width of the window opening and the square footage of the room the unit will cool. The air conditioner's packaging will typically specify both the size range of acceptable windows and the maximum square footage the unit can cool, so make sure your measurements are within the guidelines for the unit you're considering.

To measure the window, open it as far as it goes, and then use a tape measure to find the dimensions from side to side and from top to bottom. To find the square footage of the room you hope to cool, measure the length and width of the room (this is easiest if you have a helper hold the tip of the tape measure against the wall

as you extend it to the opposite side), and then multiply the two numbers to obtain the square footage. For example, if your room is 11 feet wide and 12 feet long, it is 132 square feet. ($3.3528 \times 3.6576 = 12.263$ sq m)

3. Figure out how much power you need

You'll need to look at two more numbers, usually indicated on an air conditioner's packaging, to make sure you're purchasing the best unit for your needs. If the air conditioner isn't powerful enough for the space, it will run continuously without reaching the desired temperature. If it's too powerful, the unit will tend to cycle on and off too quickly. This rapid cycling which won't allow enough time to reduce room humidity effectively and will lead to uneven temperature throughout the space. A window unit's BTU rating will match the AC manufacturer's recommended room size, but to calculate it yourself, try an online BTU calculator.

4. Installing: Always have someone close by to help, and make sure no one is under the window.

Installing a window AC on your own is an easy way to injure yourself or accidentally drop the unit out the window. Always make sure there are no people or pets below the area where you intend to install the unit. Also, protect anything inanimate below that's valuable to you by moving or covering it before starting the project. Window air conditioners typically weigh between 50 and 100 pounds, so safely maneuvering the appliance into the window and then holding it in place while it's being secured with screws requires a helper. It also requires good communication to make sure you both have your hands on the unit when necessary and are working in unison. ***If you don't have the proper tools for the job or have safety concerns, such as installing the unit in a high window, then you may consider asking a professional for help.***

5. Prepare the window and install brackets, if necessary.

Before installing a window AC unit, open the window as far as it goes, remove the screen, and clean the windowsill, glass, and window frame. A properly installed air conditioner may sit securely in the window without an exterior support bracket. But very heavy units (those more than 100 pounds) do require additional support, and some municipalities, require the use of an exterior support bracket for all window air conditioners, regardless of weight.

You'll need to buy support brackets for window AC units separately. There are different configurations of AC brackets, but most resemble either a small shelf or a pair of "legs" that extend outside the window to help hold the unit in place. "The type of bracket does matter," says Sherman. "It also depends on the type of window. A bracket can help distribute the weight of the unit and reduce stress on the window itself and the glass. L brackets are commonly used, although most units come with their own mounting brackets.

6. Attach mounting rails and side panels

Some window units come with top and bottom mounting rails already attached. These help hold the air conditioner securely in the window. If your unit does not, use the included screws to attach the mounting rails, making sure to tighten all screws completely. Here are the general steps for installation. Mark the center of the windowsill's width. Attach the accordion-style side panels by sliding them along the grooves on each side of the air conditioner. Note that some units have side panels that screw in. (When the installation process is complete, these panels will fill in the gaps between the air conditioner and the sides of the window frame.)

Once the mounting rails and side panels are in place, lift the window unit—with your assistant's help—and set it in place on the windowsill.

The bottom mounting rail should fit into the lower window frame, helping to position the air conditioner correctly and hold it in place. Line up the middle of the air conditioner with the mark you made at the center of the windowsill. Have your assistant hold the window unit steady while you lower the open window sash until it sits on top of the air conditioner with the unit's top mounting rail resting in front of the lower edge of the sash. This serves as another safeguard to keep the window unit in place.

Is the AC unit installed securely?

After the AC unit is in the window, it's time to make sure the unit is securely installed. Install the L-brackets. While your assistant holds the window unit in place, use a power screwdriver or drill to install the L-brackets, small, L shaped hardware that locks the sash in position and serves as a final safety measure to hold the air conditioner in place. Screw one side of the L-bracket into the top of the sash that is holding the AC and screw the other side to the face of the window frame. This will prevent the window from opening and causing the unit to fall out.

Depending on the manufacturer, your air conditioner may come with one or two L brackets. Fill the gaps around the AC unit. Use the foam seal that was probably included with the unit to fill the gap between the two window sashes. This prevents the cooled air from escaping and the warm air outside from getting in. Sealing this gap also saves your window unit from having to work harder to control the indoor temperature and prevents moisture, dust, and insects from entering your house.

Extend the accordion side panels.

Pull out the side panels of the air conditioner until they reach the sides of the window frame. Use the screws that came with your air conditioner to secure the side panels to the



to the window frame, using a power screwdriver or drill, if necessary.

7. Measure the unit's tilt.

Many window units require a very slight tilt away from the building to prevent condensation from puddling down the wall inside your home. Typically, the tilt shouldn't be more than half an inch, which can be achieved by sliding a shim or two underneath the base of the AC but check the installation guide for the manufacturer's recommendation. Some newer units don't require a tilt, as the manufacturer has installed the drip pan at a slight angle.

Thank you for your support in keeping our homes safe and costs at a minimum. Please be aware that if there are damages as the result of your air conditioner that repair costs will be your responsibility.

