



LANSING POINT

Spring Newsletter 2023

Upcoming Events

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| May 17th | Lansing Point Tea – starting at 2pm on the third floor of Building B, a chance to get together and celebrate Spring, Victoria Day (coming up), and just about anything else you can think of but more importantly a chance to catch up and visit. Coffee and tea will be provided ... bring some finger foods if you are so inclined. We look forward to seeing you. |
| Mid-May | Parking Lot Sweeping – sometime around the middle of the month Norcope with clean our lot of sand, grit and gravel. When we have a specific date we will let you know so that all vehicles can be removed while the sweeping is taking place. |
| Early-June | Window Washing – the spring cleaning of the windows will take place. Once we have a specific date you will be informed so you can make sure your windows are closed that day. |
| June 10 | The Annual Garage Sale will take place. Starting at 9am and wrapping up at noon hour. A great chance to clean out your garage or closet and make a little money – maybe! |
| June 10 | BBQ to follow immediately after the garage sale. All invited, including family and friends. |

1. **Lake Lansing** ... we are undertaking repairs to the outflow pipe from the north drainage pit and once those are complete the sump pump will be installed. Hopefully by mid-may this will be completed.
2. **Sidewalk in front of Building B** ... a quote is being requested to fix the concrete entrance walk to Building B. However, no work will be undertaken until we have completed the examination of the subsurface and determined exactly what the issues are and what action can be taken to mitigate them (if any).
3. **Property Assessment** ... GMS has identified a party that could undertake reassessing the cost of replacing both buildings. The quote is in the area of \$3000. Before we proceed we need to answer two questions. Where can we find this money with the budget and will the work be accepted by our current insurer. It is safe to assume that the cost to replace both buildings will be higher than the last assessment (\$9,5000,000). The new Condominium Act stipulates that a Corporation **must insurer** at full replacement cost. The consequence may well be an increase in our premium which as you know affects our condo fees. We will keep you advised as this progresses. of competition.

4. **Insurance on Common Property** ... noting what was just said above about insurance premiums there has been some recent developments in terms of the number of insurers coming back into the market. It appears as if rates may be trending down as a result of competition. Insurers will only provide a quote when you are within one month of the anniversary date of your policy. For Lansing Point our current renewal date is in September. In August we will be approaching a number of insurers asking for quotes. We are hopeful that we may see a savings.
5. **Geotechnical Analysis of Subsurface** ... we are in the process of review the 2012 report completed by Tetra Tech and will be talking to a person who was involved in producing that report. At this point the plan is to go back to Tetra Tech and see if another physical examination of the subsurface is required. We will be seeking recommendations how to mitigate any issues that may be identified. Ideally we would like to have a report by the early fall.
6. **Water** ... in reviewing the 2012 Tetra Tech Report and from the observations of many of you over the years the water that accumulates on the west side of the property (between the Alaska Highway and our Fence) is a contributing factor to subsurface instability (at least in 2012 it was before work was undertaken to address it). We are trying to arrange a meeting with the City and Yukon to discuss the “ditch” with at least a short-term solution of removing the berm that holds the water in the ditch next to our property.
7. **Windows** ... two units have had issues with their windows. In one case we are replacing the window as soon as possible and in the other case we are waiting until the window cleaning takes place. In the later instance water seems to be penetrating from around the window which speaks to an issue with the seal. If it is a “seal” problem it should be covered under the twenty-year warranty provided by Northerm.
8. **Vents** ... there are two possibly four units in Building B that are having some venting issues. GMS is arranging for someone to come in and try to determine what the problem is and what may be causing it.
9. **Fence Repairs** ... the fence at the north-west corner of the property and paralleling the Alaska Highway is leaning quite badly. We are looking at options for fixing it.
10. **Finances** ... we just reviewed our First Quarter Financial Report i.e. at 25% of the year where do we stand financially. We are 21% expended at this point. Though it is too early to make any judgements as to where we will end up at year-end the current trend is positive.
11. **Owner's Liability Insurance** ... under our Bylaws and the Act we are required to ensure that all Owners carry \$1,000,000 in liability insurance. Not everyone has provided proof of this coverage. If you have not yet gotten this information into GMS please do so as soon as possible.
12. **Hot Water Tanks and Smoke Detectors** ... we are still trying to have everyone provide the expiry date on these devices to GMS. Having this information helps with our discussion with Insurers – as it shows care and attention to potential risk factors. If don't know where to look or need help please call GMS.

SPECIAL NOTE

Condo Fee Catch-Up ... Twelve Units have yet to pay (it is the difference between the old and new condo fee). The outstanding amount is approximately \$1,100 and is money that is factored into our 2023 budget. If you are not sure what you owe please give GMS a call and they can walk you through it.

LANSING POINT WEBSITE

This has been a brief summary of some of the recent happenings. You can get a more complete picture of what the Board has been up to by going to the Lansing Point Website ... <https://lansingpoint.com> . You will be greeted by a placeholder screen that will ask you for a password. The website is intended for Owner's only (which is why it is password protected as a private group). On the site you will find all types of useful information including: financial documents, bylaws, minutes of Board meetings etc. Let us know if you want the password ... either phone Mike at 333-3531 or email him at michael.mccann@lansingpoint.com