



Lansing Point

LATE SUMMER NEWSLETTER

Upcoming Events

- Fall
1. Deep Cleaning of Buildings A & B (weekend of August 12)
 2. Window Washing (mid-September)
 3. Carpet Cleaning – date to be determined
 4. Turning off water to the sprinklers and exterior taps (first week in October)
 5. Owner's Meeting to discuss and plan for 2024 budget first week of October
 6. Fire Alarm Maintenance (November)

What's New

1. **Catchment Basin Repair** ... the crushed pipe has been repaired and the sump will be installed next week and the "trench" covered over.
2. **Sidewalk in front of Building B** ... we are awaiting information on what the Yukon Government will do in regards to water in the ditch adjacent our property before investing in a repair of the sidewalk.
3. **Property Assessment** ... the property was reassessed as to what it would cost to replace both buildings (including removal of material). Currently the buildings are insured for \$9.5M. The reassessment has placed the replacement cost at \$14M. The full report can be found on our website in the Reports section.
4. **Insurance on Common Property** ... our current policy expires in September. We are soliciting quotes from three companies with the hope that competition will get us the best rate possible. Our new reassessment report has been shared with these companies.
5. **Geotechnical Analysis of Subsurface** ... this has been completed and a copy of the report can be found on the Lansing Point Website under the section titled "Reports". The report recommended that

getting the sump working in the north catchment pit would have an immediate positive impact on moving water off the property and should be done as soon as possible. Owners had voted to set aside \$20,000 for this work (to come from the Reserve Fund). The final bill was \$6,700.

6. **Water on property ...** on-going discussions with Yukon Government regarding water from the adjacent ditch which is on the highway right-of-way. The geotechnical engineer who did the study of our subsurface is preparing a letter to YG addressing what is felt to be the liability they hold.
7. **Windows ...** one window in a unit was recently replaced and issues of water penetration in another unit possibly as a result of a failed seal around a window is still be investigated.
8. **Vents ...** a possible solution has been found for those experiencing “lint” and dust coming into their dryers. It is hoped that it can be tested out on one unit within the next two weeks.
9. **Finances ...** you can find our second quarter financial report on the website under the section Finances. In-addition a recently completed variance report is also posted there. It suggests we could have a surplus between \$1,000 and \$2,000 balance at the end of the year (dependent upon whether the gate and intercom post at the gate is painted this year).
10. **Hot Water Tanks and Smoke Detectors ...** we now have records for expiry dates for 50% of the smoke detectors and hot water tanks. If you are having trouble finding those dates give GMS and they will help you.
11. **Bollard Repair ...** the bollards that surround the columns that have shown peeling and failure of repair should be fixed within the next two weeks. There is no cost to Lansing Point as the work done last summer is under warranty.
12. **Fall Owner’s Meeting ...** we will be scheduling an early October owner’s meeting to discuss the current budget and expenditures to date and implications for 2024; projects to be considered in formulating the 2024 budget (e.g. fence repair, landscaping contract, snow removal from the lot and sidewalk, building security, minor painting etc.)

SPECIAL NOTE

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 was developed as a private group and password protected). 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