

Lansing Point

SPRING NEWSLETTER



UPCOMING DATES

May 15 – Spring Window Washing – they will be here in the morning. Please make sure your windows are closed and if you don't want your windows washed please let GMS know.

June 1 – Annual Garage Sale and BBQ ... A chance to clear out of your garage all the stuff that's been collecting dust and make some money. Followed by our annual resident BBQ ... bring a chair and something to share with your neighbors ... hamburgers and hot dogs etc. will be provided along with the necessary buns, condiments etc.

WHAT'S NEW

AGM ... After a few fits and starts we managed to have our AGM held on the 2nd of April. Ted Staffen and Mike McCann were re-elected to the Board.

Major items voted on and approved by the Owners included:

- 2023 Financial Statement of Accounts—can be seen on the website
- 2024 Budget. The budget resulted in a substantial increase in our monthly condo minimum fees. From approximately \$567 a month to \$657 a month. This increase was driven by a \$15,000 increase in our common property insurance and a \$7,000 increase in our maintenance budget.

The budget can be viewed on the website.

- Reserve Fund ... a decision was made to place the \$30,000 ordinarily earmarked in the budget for the Reserve Fund into the Operations Budget's Special Project Line.

PARKING LOT ... we had it swept as part of our arrangement with Norcope (they do this at no charge to Lansing Point)

PROPERTY CLEAN-UP ... we recently held a meeting with JATS Landscaping and confirmed our requirements. The spring clean-up happened on Friday the 26th. As part of this work trees and shrubs were pruned, lawn thatched and edging done. We have asked for a quote to put metal edging along the front decorative rocks next to the fence.

OUTSIDE HOSES / SPRINKLERS ... the water will be turned on before the 15th of May.

FIRE ALARMS ... testing last month revealed six units with defective interior alarms. They have since been fixed.

LOBBY DOOR BUILDING B ... the closure mechanism was defective preventing the door from closing and locking. This has been fixed.

SHINGLES ... the severe wind storm at the beginning of April resulted in a number of shingles coming off the roof. They were recently replaced.

JANITORIAL ... the new contract goes into effect May 1st. You can see the contract on the Lansing Point Website.

SPECIAL PROJECTS ... at the AGM it was agreed that there were four special projects to be undertaken this spring / summer.

- * Ground floor and lobby of both buildings will be repainted — scheduled for September.
- * Sidewalk entrance to Building B ... getting quotes
- * Fence ... awaiting a meeting with potential contractors to ensure they understand our requirements.
- * Painting of gate, intercom pedestal and mechanical housing. Awaiting a date.

DRAINAGE ISSUE ... there have been some recent developments in this area.

We attended a public consultation for the redesign of the Two-Mile Hill—Alaska Highway. We asked what the impact will be on the ditch adjacent to our property. Though we were told that this was somewhat outside the scope of their study they would look into it. There have been a number of exchanges with YG. They (YG) have visited the site twice and have also approached the City about the possibility of tying into their storm drain.

Though it far too early to know what direction this will take, we are cautiously optimistic that we may get this issue resolved.

COMMUNITY GARDEN ... in the past Bob has done a wonderful job maintaining the community garden plot. His recommendation this year is to enrich the soil and plant flowers as maintaining a vegetable garden is too labour intensive. If anyone is interested in getting involved please let us know.

FINANCES

We are waiting for the 1st quarter financial report from GMS. It will be posted on the website once received. It will be too early to provide a realistic variance for the year. A better picture will be possible after we receive the 2nd quarter report mid July

HOUSEKEEPING / REMINDERS

HOT WATER TANKS ... if you haven't done it already please provide GMS with the expiry date on your tank. They have a life span and most warranties are only 8 years. Acting preventively and replacing your tank before it fails could result in avoiding a costly disaster should it fail.

SMOKE DETECTORS ... as with hot water tanks, please check the expiry date on your detectors and provide that information to GMS. If you don't know where to look just contact GMS and they will check for you. GMS will keep a log on the expiry date and send out a notice if your detector is coming up to its expiry date.

It's little things like this that demonstrate to our insurers that Lansing Point is a low risk property and consequently helps keep what we pay for common property insurance as low as possible.

GARBAGE BINS ... this is a reminder that they are not intended for depositing "furniture" "waste construction materials etc." As our bins are unloaded and taken to the landfill we could be fined as a result of improper materials being dropped or our contractor could cancel our contract. If the unauthorized materials are discovered in the bin you will be asked to remove them.

INSURANCE ... please provide GMS with a copy of your property insurance. We are all required bylaw to carry (at a minimum) \$1,000,000 of liability insurance; and our bylaws require that you provide proof.



DOGS/PETS ... our bylaws have specific rules regarding pets on the common property. They are to be on leash at all times when on the common property. They are to be off property for the purpose of urinating or defecating.

INTERIOR COMMON PROPERTY ELEMENTS ... Just a friendly reminder ... Lansing Point is our home. One that we all take great pride in. With that comes a collective responsibility to take care of it as best we can. Though we do have janitorial services, it is only on a monthly basis—any more would not be affordable.

Therefore, as much as possible if we can minimize the tracking in of mud and dirt etc. into the hallways or stairwells it would go a long way to preventing staining of the carpets or damage to other flooring surfaces in the hallways and stairwells.; and creating a living space that looks uncared for.

Lansing Point is a much desired place to live and we want to keep it that way. Thanks

If you have any questions please do not hesitate to contact either GMS regarding property issues or Ted / Mike regarding corporation issues. Contact info on the website.