

## Happy New Year

We would like to wish the owners and residents of Hampton Court and Churchill Place all the very best for 2001 and the “new millennium”.

## Return of the Recycling Totes

One of the first changes in 2001 is that the large co-mingled recycling bin will be replaced with the smaller, individual recycling totes (as it was before). This is due to people putting **garbage** in the co-mingled recycling bins, spoiling much of the paper products and cardboard in the recycling bins. As of January 15, 2001, we will have the following bins in the garage:

- 2 Garbage Bins household garbage
- 1 Cardboard Bin flattened cardboard
- 4 Recycling Totes glass & cans, mixed paper newspaper, and plastic

Please note: There are certain items such as paints, solvents, tires, car batteries, etc. that are not be placed in the garbage bins. Please observe the posted signs and take such items to the local recycling/disposal center (Ellice Recycling – 507 Ellice). Putting restricted or improper items in any of the bins or dumping/leaving items outside of the bins is a finable action, so please take care disposing of your garbage and recycling. Thank you.

## Fire Alarm Test – January 16

Pacific Coast Fire Equipment will be testing our fire alarm on January 16, 2001. The fire alarm may sound for a short duration a couple of times in each building while the tests are being done.

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## Security

There was a break-in into the underground garage last month, several vehicles were damaged and some items were stolen. The point of entry was in the west-end stairwell of Hampton Court, garage level. The thief/thieves most-probably used a hammer and a large screwdriver/pry-bar to gain access to the garage.

All residents are asked to help in the ongoing security of the underground garage secure by:

- Not letting any strangers into the building. Let them use their key or the Enterphone and make sure the front door closes behind you.
- Stopping just inside the gate and waiting for it to close behind you, before proceeding.
- Not following other cars down the ramp.
- Reporting any lost or stolen gate cards by calling Roger at 383-9061.
- Reporting any suspicious activity or problems with doors immediately by calling 480-6945.

In the past, council has presented options for security cameras. The installation of such a system could not be covered in our operating budget and the majority of owners did not wish to pay a special assessment.

We may, however, have an opportunity to get a basic (but expandable) camera system installed and partially subsidized by Shaw Cable. Council is currently reviewing the obligations for the subsidization and whether the unsubsidized portion could be covered in our operating budget. You should hear more about this in the following months and, as always, security will be an item at the next annual general meeting.

### Annual Inspection

During February/March, we will be having an inspection done on both buildings to check the status of our building envelope and the maintenance/ repairs done last year. Some inspection holes may need to be cut in certain suites. If access to your suite is required, a member of council or Doug Downs will contact you. Any help or cooperation you can give with regards access to your suite is greatly appreciated and will help the inspection process to be completed swiftly.

### Building Maintenance Plan

The annual inspections are part of our long-term maintenance plan for the building. It is important that we inspect to ensure the maintenance items undertook last year are working and that moisture is not getting into the walls and causing damage. Since the maintenance of our building exterior is a long-term plan, Council has put together a document outlining what has happened with our building in the past, the steps we have taken to protect it in the short-term and our

long-term maintenance and repair plan. The document was originally drafted in response to the numerous inquiries Council receives from Real Estate agents and potential purchasers. If owners would like a cop of this document, please contact Roger Taylor at 383-9061 or Gerry Gabel at 477-9441.

### Ventilation (Revisited)

One of the most important items in any home is adequate ventilation. Proper use of kitchen fans, bathroom fans and the humidistat can go a long way in the prevention of "moisture problems". To protect you and your suite, please make sure to do the following:

- Use the **Kitchen Fan** when cooking on the stovetop.
- Use the **Bathroom Fan** when showering & leave the fan on for 10-20 minutes after the shower is finished.
- Set your in-suite **Humidistat** at 50%.

The humidistat dial is located outside your second bathroom. When you first set the humidistat, the fan may stay on for a couple of days. If you do like the noise of the fan, close the door leading to the bathroom. It is important not to turn the humidistat off or set it higher than 55%, because then your suite will not get adequate ventilation.

### In Closing...

If you see anything that you feel council should be aware of, please don't hesitate to contact us. Like you, we want our home to be safe and enjoyable.

*Thank you ☺*