

The Kensington View

Volume 1, No. 1

March 7, 2000

A newsletter by and for Kensington Market Loft residents

Timetable & Election of a Board

Our Condominium Corporation was registered on February 7, 2000 and is now officially known as MTCC #1291. Within 21 days of our March 14 "closing" (Unit Transfer Date), when Context Development transfers title to the owners of the units, notice of the date of a Turnover Meeting must be given. At this meeting, probably in April, unit owners will elect a five-person Board of Directors. This is a very important event in the life of any condo, for the Board, as the representative of the owners, is charged with the responsibility of enforcing the Condominium Act and the condominium documents (Declaration, By-laws and Rules.)

In the interim between the registration date and the Turnover Meeting, a volunteer Steering Committee has been at work under the guidance of property manager Harold Pizel. Three meetings have been held. Subcommittees have been formed to deal with issues of newsletters/communications, hallways/levels of care, bicycles, security and auditor recommendation. Subcommittee reports appear on the back page of this newsletter.

Candidates interested in running for positions on the Board should notify Harold Pizel of their intention prior to March 24, 2000. At the start of our Wine & Cheese Party on March 26, from 2-2:30 p.m., residents will have an opportunity to hear from the Board candidates and to ask them questions.

Directors and their Responsibilities

The Board of Directors represents all the owners of our condominium. Its members have several primary responsibilities:

1. Attend Board meetings and participate actively
 - Become familiar with the established Declaration, By-laws and Rules and Regulations
 - Recognize that, for the first year, 6-8 hours per month will be required of all Directors. In the first month, 2-3 meetings may be necessary, each lasting about 2 hours.
 - Review financial statements
 - Consider motions, discuss them and make decisions on matters that affect the entire condominium corporation.
2. Work closely with, and provide goals and direction to the Property Manager
 - Board policies determine *what the condominium corporation* will do.
 - The Property Manager *implements policy* and determines what *individuals* will do for the corporation in carrying out Board policy.
 - Setting policy is a team effort of the Board
3. Maintain a proper relationship with the Superintendent and other staff
4. Ensure adequate financing of the Condominium Corporation and see that money is responsibly spent. Specifically, the Board:
 - Sets financial policies
 - Delegates implementation of policies to the Property Manager
 - Monitors financial outcomes
5. Actively support the Condominium Corporation and Property Manager
6. Make a written outline of the long-term plans for the Condominium Corporation.

Welcome to **The Kensington View** — the first newsletter for and by the residents of Kensington Market Loft, whether they be owners or renters. Brought to you by the Communications Subcommittee of your recently-formed Steering Committee, this newsletter will be published periodically, as the need arises. Your input is welcome and necessary, if the newsletter is to become an effective voice for the Kensington Market Lofts community. If you would like to write an article, express your views or join the Communications Subcommittee, please contact Aileen Cassells at 598-0821.

Wine and Cheese Party

Come One, Come All and meet your fellow condo residents on **Sunday, March 26th** at the Kensington Lofts Wine and Cheese Party. The event will run from 2 p.m. to 5 p.m. and will be held in the Amenities Space on the bottom floor of the Nassau building.

From 2-2:30 p.m. candidates running for election to our condominium Board will be introducing themselves and answering questions.

We urge all residents to attend this meeting, meet the candidates, and get to know one another.

Security Committee Update

A security camera for 24-hour-a-day video surveillance of the Nassau Street lobby is being obtained, at no cost to the condominium corporation. Output of the camera will appear on one of the Rogers cable channels available in your suite.

A gate will be installed at the Nassau Street entrance to the courtyard, between the two buildings, and will open using your exterior door key.

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Updates from the Steering Committee Subcommittees

Security (From Page 1)

On Nassau Street, the exit door just west of the roll-up garage door, which has been kept locked to residents, will be re-keyed to allow residents to gain entry with their exterior door key. This has already been done for the Baldwin Street door, just east of the garage door.

Recently some cars were broken into in the parking garage. To reduce the chance that strangers will gain access to the garage, *please wait for the garage doors to close* before driving to your parking space—and keep watch in your mirror. The garage door closes 17 seconds after cars enter: this time gap represents a very real invitation to intruders intent on vandalizing/robbing cars in the garage.

Now that construction is complete, residents should feel free to close any doors that are propped open. All construction workers can access the buildings by key codes. Unless you recognize someone as a resident or guest, don't let them into the building as you enter.

With regard to the Baldwin Street entrance, the high-visibility location of the entry key pad is an invitation to anyone intent on vandalism or theft. The Subcommittee will pass on some recommendations to the Board that may help this situation.

Security contact: Arthur Kroker 593-4482

Parking in front of 21 Nassau

Cars are being left overnight in front of the entrance to the Nassau building. Please do not leave your car there, or encourage friends visiting you to leave theirs, for there is a good chance they will be towed.

Hallways and Fire Code

The Fire Code does not allow residents to store *anything* in hallway areas. In a smoke-filled hall, you could trip over almost any object, from bicycles, to boots, to a small rug.

Hallways contact: Mitzi O'Keefe 598-9016

Garbage / Recycling

Recycling facilities are available in the Nassau building garbage room (off of Parking Lot Level 1) and in the Baldwin building, by using the recycle system chutes located on each floor.

Please note that the garbage chute in the Baldwin building is only designed to have *small* bags of garbage or paper put down it. Boxes and larger items should be taken downstairs to the garbage room in the Nassau Building, off the garage. Garbage should not be left in the hallways or outside your door.

Pets in the Courtyard

One of the issues which is being discussed by the Steering Committee and which will be addressed by the Board is whether pets should be allowed in the courtyard. There are health related issues raised by defecation and urination in an area which must be shared by all.

Auditor

The Auditor Subcommittee has been set up to recommend an Auditor who will be given the responsibility for auditing the turnover audit and the annual financial statements of our condominium corporation.

Five auditing firms that specialize in condominium audits have submitted written quotations, and the two auditors who seemed most appropriate to our needs have been interviewed by the Subcommittee.

Audit contact: Peter Hobbs 351-7171

Communications/Newsletter

The Communications Subcommittee has been working on a number of communications related issues, including the release of this first newsletter, the planning of the first condominium social event (Wine and Cheese), the installation of public notice boards, and the establishment of a method for owners to submit suggestions to the Board when it is set up.

With respect to the public notice boards, the subcommittee suggested that boards, which any resident would be able to use, be set up close the mailboxes

The Subcommittee also discussed the possibility of donating items which people didn't need to a local charitable organisation (e.g., extra light fixtures, furniture). Please let us know whether you would be interested in donating if we were to hold such an event.

The Subcommittee discussed other potential topics for inclusion in the newsletter, and would welcome your suggestions. Also, how would you like to receive your copy—like this, on paper? e-mail? via a Web site?

Newsletter contact: Aileen Cassells 598-0821

Noise

Kensington Lofts is a retrofit, and in some parts of both buildings noise transmission is a major issue. Despite the best engineering efforts, loud sounds and impact noises do travel between ceilings/floors and walls. As summer approaches, residents should also be conscious of how easily sound travels through open balcony doors and courtyard windows.

When operating their sound equipment and enjoying parties, residents should be sensitive to these issues and act responsibly.

Bicycles

The Bicycle Room is at the east end of the first floor of the garage. It is generally filled to capacity. The Bicycle Subcommittee has found several additional areas for bike storage in the garage, including space on the wall behind each parking unit. The suggestion was made that those parking spot owners who are also bike owners may wish to investigate the group purchase of wall-mounted bike racks. Interested non-bike owners with parking spots may wish to join in this purchase, and then rent out their bike rack to a bicycle owner. No firm decision has been taken.

Bicycle contact: Patricia Katz 599-6060