

The Kensington View

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A newsletter by and for Kensington Market Loft residents

CH, CH, CH, CHANGES....

A new firm, **Vero Property Management**, will be taking over responsibility for providing property management services to our condominium corporation effective February 1, 2002.

Vero Property Management will be replacing Skywater Property Management. Until February 1, 2002, all property management concerns should continue to be addressed to Skywater or the Board of Directors.

The Board of Directors tendered notice to Skywater Property Management on November 28, 2001 that they would be terminating the condominium's contract with Skywater effective the end of the fiscal year (January 31, 2002).

The Board of Directors developed a request for proposal which outlined the scope of services to be provided by the firm chosen to act as the new property manager. A number of property management firms submitted bids to the Board. Two firms were chosen for interviews and Vero Property Management was selected, after reference checks were completed.

Vero Property Management will be working with Skywater Property Management during the transition period in January.

An introductory letter including contact information for the new property manager will be distributed soon to all residents.

Residents should not worry about postdated cheques or direct deposits, since they were already made payable to MTCC 1291. If you have any questions about this transition, please contact any of the members of the Board of Directors.



Kensington Festival of Lights

The 13th annual **Festival of Lights** drew huge crowds to Kensington Market on December 21, to mark the winter solstice. Many Loft residents attended this event, joining the parade with colourful candle-lit lanterns as it made its way through neighbourhood streets to the park. The finale featured wild dancing and the burning of a gigantic phoenix. Many Baldwin Street sites hosted theatrical scenarios and animated images, prompting a suggestions that our Baldwin St. building should be decorated with lights next year. Preparations for the Festival took place in the Baldwin Street retail space set aside for the use of the Kensington Market Action Committee. This location provided an attractive display from the sidewalk during November and December.

This event is such a big attraction that Delta Airlines featured it in its in-flight magazine. Everyone who missed the parade this year should put it on the calendar for December 21, 2002.

In-Suite Alterations Require Approval

Recently several loft owners have made major structural changes to their own lofts and to their "exclusive use common areas" (such as balconies or locker units) without reviewing their plans with the Board of Directors prior to beginning work. Here is what our By-laws say with respect to this matter:

"Significant interior alterations of a construction nature such as replacing wooden floors, changing walls, installing different front or balcony doors are not permitted without written approval of the Board of Directors. Use of the pre-qualified trades people is recommended. Material used must not be stored in the hallways. Any delivery of building materials should be coordinated with our Superintendent. Work should only take place during regular business hours (8 am to 5 pm, Monday to Friday).

This is to ensure that the alterations will not affect any other unit owners or the common elements."

So please, before starting any significant alterations, communicate with your Board of Directors by an e-mail to mtcc1291@hotmail.com or by calling one of the Board members listed in your Owner/Resident Manual.

What's next for Kensington Lofts?

After the end of the fiscal year (January 30, 2002), the Board of Directors will be setting the date for the **Annual General Meeting (AGM)** of the Condominium Corporation.

At the AGM, the Board of Directors will update the unit owners on what has occurred since the last Annual General Meeting. In addition, the past year's fiscal results will be presented as well as the upcoming year's budget.

Those who attended the last Annual General Meeting will be aware that new members of the Board of Directors are elected during the AGM. This year the terms of 2 existing Board members expire (John Wyman, Karl Riggs) and one Board member has chosen to step down due to work commitments (Aileen Cassells). So this year there will be at least three positions opening up on the Board.

We strongly encourage all owners and residents to consider running to become members of the Board of Directors. Participating as a Board member is a great way to make your condominium a better place to live and work. It is also important to ensure that the Board of Directors is representative of the people who live in the buildings.

Any owner or resident interested in becoming a member of the Board of Directors can have their name included in the materials that are sent out prior to the AGM by contacting the Board of Directors or the Property Manager. Otherwise any owner or resident can put their name forward for consideration at the AGM.

Please choose to get involved!

SAFETY RECALL

Whirlpool "Over the Range"
Microwave-Hood Combinations

Whirlpool has announced that a possible fire hazard exists with Microwave-Hood Combinations that were installed in some Kensington Market Lofts units. The units affected have **serial numbers starting with XC**, and look like the photo below:



Very heavy use of the microwave can cause an accumulation of steam and oil vapours in the cavity at the top of the oven. This has led to overheating and fire in a very few units (reportedly less than a dozen) out of 1.8 million hood combinations that were sold.

Whirlpool will send a technician to your suite and repair your unit for free - a hassle-free process that takes less than half an hour. So here is what you should do if you have one of the affected units: **VISIT www.repair.whirlpool.com OR CALL 1-800-785-8897 to register your unit for repair.**

In the meantime, while awaiting repair, decide whether you wish to heed Whirlpool's warning to **"Stop using immediately, and unplug the unit."**

On the Website you can register your unit directly. Whirlpool will then telephone you to make an appointment to repair your unit. Or, you can carry out the whole process over the telephone. One Kensington Lofts owner had to wait only a week and a half for the repair, and was very satisfied with the work done.

For your own safety, for the safety of your fellow loft residents, and for resale

purposes, we urge you to contact Whirlpool immediately and make arrangements to have this repair done, especially if you do a lot of cooking in your microwave.

You can make our Condo a safer place

It's everybody's job to make our condominium a safe place to live. The following security precautions will reduce the risk of unauthorized access to our buildings:

- Keep an eye on the garage door after entering or leaving don't drive away until the door closes and make sure that nobody enters after you who doesn't have an access card.
- Carry your garage access card with you don't leave it or anything else in your car.
- Make sure your car is left locked.
- Be vigilant when entering or leaving the lobby of the building.
- NEVER let anyone into the building unless you know them. If they are a resident, they should appreciate that you're being cautious.
- If you plan to be away, arrange for someone to empty your mailbox and suspend your newspaper delivery.
- Use a timer device with your lights.
- Remember to lock your suite doors.
- If you suspect there is an intruder in your suite (or in the building), do not enter your suite and phone the police immediately.

Please report any suspicious events or occurrences to the Superintendent, the Board of Directors, and/or the Property Manager.

If we all take these security precautions, we can make our condominium a safer place to live.

Digital Thermostats

Several unit owners have recently installed digital thermostats like the one pictured below to replace the cheap and not very accurate mechanically-activated thermostats that came with our lofts. The new, non-programmable, very attractive thermostats cost \$90 (installed), when ordered by 2 or more owners at the same time. The new thermostats are capable of controlling the temperature to within 1° F. The thermostat's control switches operate in a manner similar to the original ones. The new units display a readout of the current temperature at all times. Installation was done by the same company that installed our heat pumps, so they are familiar with the situation at Kensington Market Lofts.

Peter Hobbs, who spearheaded the original purchase of these units, has volunteered to show the digital thermostat in his unit (B-418) to owners who might be interested in making such a



purchase. He has also agreed to coordinate orders for additional thermostats. Anyone interested should contact Peter by e-mail at peter_hobbs@sympatico.ca or (only if you don't have e-mail) at 416-351-7171.



FESTIVAL OF LIGHTS

Colourful lanterns made of wire and tissue paper like this one were for sale before the Festival of Lights started out on its journey through the market. They were made as fund-raisers by volunteers and staff working in the Baldwin Street storefront during November and December. All were designed to be lit by a single candle, and many were unique. Next year you could volunteer to make your own under the direction of staff members.

Patricia Katz

Associate Broker*

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Heat Pump Filters

Replacement heat pump filters may be obtained from our Superintendent, George Birchall, by calling 416-977-4299. The cost is \$4.00 per filter. To inspect your filter, open the door at the bottom part of your heat pump. The filter is a separate unit consisting of a wire frame with the filter medium inside. The filter is spring loaded within a top and bottom retaining piece. Simply push down on the filter and it will spring out into your hand. Filters can be vacuumed to remove the worst of the dust and dirt, but should be changed regularly when dirty - something that should be done at least annually. Measure the size before calling the Superintendent, for several different sized filters are used in our lofts.

Electrostatic Air Cleaners are also available from this same company that can provide the digital thermostats, as a replacement for the original mechanical air filters. The electrostatic cleaners cost approximately \$310 each, installed, when ordered by 2 or more owners. They are far more efficient than the original filters and remove much smaller particles, making them ideal for allergy sufferers. If interested, contact Peter

Hobbs, as above.

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