

A newsletter by and about Kensington Market Lofts residents

Restoration Project Update

by Peter Hobbs

In January 2004 residents were informed that three exterior areas of our buildings would require remedial work, and that the corporation had entered into a contract to repair the following items, beginning in the first week of April:

- (1) the glass block windows in all suites on the west wall of 21 Nassau Street,
- (2) the exterior stucco wall assembly and flashing on the north side of the Baldwin building,
- (3) the courtyard entrance roof assembly, located on the north side between the two Nassau buildings.

On April 5 the contractor, Davenport Construction, arrived on site to begin the glass block repairs. Access to the west wall required a swing stage and boatswain's chair to be hung from the roof area. The original concept called for the installation of roof anchors to support these devices, but for various reasons this proved to be an inappropriate solution. The contractor therefore attached the rigging to existing building components, and work on the glass block repairs actually began in late April. We anticipate completion about the middle of June. To date 64 blocks have been replaced, with many more expected from the final two bays of windows on the south side.

Rain, or the forecast of rain, has delayed both the glass block repairs and the roof anchor installation many times. The Board would like to thank the residents in the affected suites for their incredible patience, cooperation and understanding during this very disrupting process.

In the Baldwin building, meanwhile, roof anchors have been installed in eight suites in preparation for the stucco repairs on the north wall. These new anchors will support the safety harness lifelines worn by the workers on swing stages. Since the anchors must be installed from the inside of the suites, drywall in the bathroom ceilings must be cut out. During the week of June 7th, new drywall will be installed and painted to restore the ceilings to their original state.

By mid to late June the stucco repair work should be underway, with the swing stages being supported from giant clamps attached to the parapet walls of the balconies on the north side of Baldwin. In preparation for the repair, an area at ground level about 4 ft. out from the north wall will be cleared to make room for the swing stages that will rest there when not in use. The stucco and flashing repair is expected to take 3-4 weeks, and will be followed by the application of sealant to all joints. The north wall repair is scheduled for completion by the end of July, weather permitting.

The courtyard entrance roof assembly repair, on the north side of the Nassau building, will be completed during the month of June.

The Board will continue to keep residents affected by the construction informed of the need to enter their suites and of the inevitable changes in schedules due to weather or other unforeseen circumstances.

Window Washing Postponed

The annual spring washing of inaccessible windows will be postponed until the end of the restoration project, due to concerns about construction dust and dirt. It is now scheduled to take place in August. Scheduling two washings – an early one for the areas not affected by the Baldwin construction and a later washing for those directly affected – would not be cost effective.

Physical Changes to the Buildings

by Peter Hobbs

You may have noticed some of the changes that have occurred at Kensington market Lofts over the past few months. In case you missed these improvements, here they are:

- A yellow concrete-filled bollard has been installed at the garage entrance, and a yellow angle-iron corner protector has been added to the pillar across the way.
- A new, larger bulletin board has been installed in the Baldwin lobby, as the first stage of an overall lobby upgrade.
- Plants have been removed from the Baldwin entry garden in preparation for a rejuvenation of the former garden space. These plants have been relocated to the stairwell – a space they now share with a very healthy looking and large cactus plant.
- Potted plants have been placed in many of the corridor windows in Nassau, and in the lobby.
- Replacement blue-grey tiles have been located for the Baldwin façade, and repairs will be made once the current restoration project in the courtyard has been completed.

Three changes have also been made **to improve the security of our building:**

- The time delay on the garage entry and exit door closers has been reduced to 8 seconds, to make it more difficult for persons to gain access to the building by following a vehicle.
 - The door closer on the main entry door to Baldwin has been set to close rapidly to help prevent unauthorized persons from following Lofts residents into the building.
 - A protector plate has been added to the exterior of the Moving Room door, to eliminate the possibility of someone gaining access by retracting the bolt manually.
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Recycling System in Baldwin Building

by Peter Hobbs

The entire waste chute and receiving system is scheduled for a **thorough cleaning**, in an effort to eliminate the odours that sometimes are evident when the chute door is open.

We do our best to keep the system functioning 24/7. Sometimes, especially on the weekend when our superintendent is not on duty, a failure will nevertheless occur. More often than not, the problem is caused by someone sending a large bulky

Continued on page 2

object such as a large plastic drop cloth, a big long cardboard box, or some other object that plugs the system, until someone can retrieve it.

So, we have two requests:

1. Do NOT put boxes or other large objects down the chute. Instead, carry them downstairs and put them in the proper bin in the Nassau garbage room.
2. If the Baldwin garbage system is not functioning, be a responsible resident and carry your waste materials back to your suite. Then wait (no matter how frustrating this may be) until the system is operational again. It is unfair to our staff for you to leave your bags of waste in the room for someone else to deal with.

It's time to check your Secondary Lint Traps

(From *The Kensington View* archives)

Each suite has a *secondary* lint trap connected to the dryer exhaust pipe. (This is *not* the lint filter inside your dryer.) This trap requires periodic cleaning to maintain the efficiency of your dryer. The lint trap is a metal box about 10" square that has an access cover with an inspection window in it. The trap is located somewhere above your laundry unit, perhaps in an open area or behind an access door in the drywall or ceiling near the washer/dryer. (If you have 2 access doors, try the one over the dryer first and not the one in front of the washer/dryer.)

To clean the lint trap, do the following:

1. Open the access panel in the drywall by using a screwdriver to turn the latch 90 deg.
2. Look inside the panel and locate the inspection door (with the window) on the lint filter box.
3. Pull on the knob on the inspection door to release the door. It will move toward you about 5" and be retained by 2 spring-wire clips.
4. Clean the lint off the floppy wire screen.
5. Restore the inspection door to its original position.

Peter Hobbs can give you some initial assistance if you have a problem locating the secondary lint filter.

Parking Space Clutter

From the office of Vero Property Management:

Spring is here and it's time for a good **spring cleaning of your parking space**. MTCC 1291 Rule 9. (a) states that "*no parking areas shall be used for storage purposes.*" The only items to be stored in your parking spot are **motor vehicles** and **bicycles**. Please store large water bottles, stepladders etc. in your locker or loft.

We ask for your cooperation in this matter. **Please remove all excess items by the end of June.**

Smoking and Cigarette Butts

The frequency with which one sees cigarette butts on the floor in our lobbies, garage floor and the stairwells is distressing. These public areas are still part of our homes, and should be treated as such. Smoking is prohibited in the corridors and stairwells, yet the east stairwell in Baldwin – in particular – frequently smells of cigarettes and has butts on the floor.

It is everyone's job to help to keep our Lofts clean. Please do not smoke in the hallways, stairwell and garage and, above all – **NO BUTTS ON THE FLOOR** – please!

Garden Committee

by Mitzi O'Keefe

Spring is here and our hearts turn to gardening.

Gene Threndyle and his crew have been here and transplanted bushes to the Nassau gardens and moved plants away from the Baldwin north wall in the courtyard to protect them from damage during the stucco repair work being done on that wall this summer.

Thanks to Marjorie Harris of *Gardening Life* for contributing 60 perennials to KML for a mere \$20! Also thanks to John Norland for helping to plant them. Colin Graham was responsible for re-potting various indoor plants, such as the tall cactus in Baldwin, so thanks to him as well. You have all helped to make this a more beautiful place to live. We need more volunteers for the Garden Committee, so if you are interested please get in touch with me at mokeefe@on.aibn.com.

Please save your potted bulbs when they have finished blooming – we can plant them in the courtyard in the fall. Also consider donating outgrown plants and gardening supplies to the Gardening Committee.

Pet Committee - Rule Change

Recently, a group of residents formed a committee to look at the issue of dogs in the courtyard.

A notice was placed on the bulletin boards inviting interested parties to participate. Sally McKendry chaired the committee and seven residents volunteered to participate.

The pet committee distributed a survey to each unit to give residents a chance to voice their opinions and ideas. There were 48 responses, and only five objected completely to allowing dogs in the courtyard, mostly because of irresponsible owners. The KML Pet Committee reviewed the surveys, and based on the responses from residents, presented the Board with their findings.

The Board agreed to the following guidelines effective immediately and **ON A TRIAL BASIS FOR THE SUMMER**. This project was undertaken with the whole community in mind and in the most inclusive way possible. The rest is up to you.

GUIDELINES FOR DOGS IN THE COURTYARD:

Pet owners may now bring their dogs to the courtyard **only** if they do not interfere with the enjoyment of other residents. To this end the following rules **MUST** be observed.

Owners must pick up after their dogs and dispose of the waste in an appropriate place.

Dogs are allowed leash free as long as no other residents are in the courtyard. When other residents enter the courtyard, the dog must be put on a leash.

Dog owners must accompany their pets in the courtyard and be within a range at all times to ensure that their pet does not:

1. dig in the earth, run through the flower beds
2. chew any plants, shrubs, etc.
3. jump on people
4. bark excessively

The courtyard is NOT to be used as an exercise or main toileting area for pets.

Residents are encouraged to e-mail the pet committee through the board at mtcc1291@hotmail.com or to speak to errant dog owners who are in violation of the guidelines.

The Board wishes to express its thanks to Sally McKendry for spearheading this initiative, and her committee for taking the time to come up with their guidelines.