

Special Announcement

As everyone may have known, our manager Mr. Edgar Jorgensen, had passed away on January 27, 2020. With that being said, the management contract that we had with his company, GeminiPlace, is now void. By request of the board, over the past few weeks, our management has been maintained by **STC Property Services**. STC will take on most aspects of the management over the interim, and will be further evaluated over the course of the year. **MYPD** has been contracted to take over bookkeeping, as well as still the WCC 314's accountant and auditor. **Mr Lee Walker**, who also was mentored by Edgar Jorgensen, will be providing web services and support for WCC#314. *We have also consulted with our lawyer, Mr Doug Forbes*, about the formalities of taking on a new management company, and he has advised us that the board of directors can proceed with new management as we see fitting.

STC can be reached through the same email that Gemini has for years:

administrator@donwoodgreensouth.info

We look to continue operating the condo as similarly as possible to how it was for many years, with close financial management, and keep it up as beautifully as it has been over many years.

Board Vacancy

We would like to announce that there is now 1 vacancy on the board. Please advise us if you may be interested to be a volunteer on the board.

We would like to encourage anyone who has never previously served on the board. It is a role that anyone can play, and the other board members will help you out with, if you are unfamiliar. We would like to hear new, fresh

Very important information

We would like to announce the creation of a new email for everyone to note down in the case of **emergency only**.

emergency@donwoodgreensouth.info

This email goes directly to the cell phones of the management and notifies them immediately. Be sure to leave your phone number so that the manager can call you back. An emergency would classify as something has gone wrong within the building. For example, pipe has burst, roof has a leak, etc. This email is NOT for communication issues, landscape issues, or building issues that can wait until next business day. Those type of emails will not be responded to immediately, as they are not emergencies.

Do not use this email for regular emailing. Please still continue to use the regular email that you have been using for years for all regular communication.

administrator@donwoodgreensouth.info

Thank you

ideas, and you can help us out with that. The board of directors usually meets once a month for about 1 ½ hours. **You must be the registered owner to serve on the board.** Please contact administrator@donwoodgreensouth.info and let us know if joining the board is something you would like to do.

Throwback!

New Section for our newsletter – every newsletter from this point will feature a blast from the past – a past article, word for word, from a past newsletter.

From the August 2014 newsletter: FYI...important information

During the past couple of years, WCC #314 encountered a major problem. In early Sept 2012, we received a phone message from a resident in #150 telling us that they only had half of their electrical working. They were asked to phone MB hydro. When they came out, they suggested it was simply a matter of replacing the main fuse for their building. We called an electrician who came out at 3pm and they informed us that it was more to change than to change a fuse.

The fuse block had melted and needed to be replaced. He contacted MB hydro and the city of WPG to get the required permits and got the material they needed to do the repair. They worked late into the evening, finishing around midnight. When we got the bill, it cost us about \$2500.

We asked the electrician to inspect the rest of our complex and they made recommendations for the remaining electrical services. We gave them the go ahead to make the needed upgrades spread over the next 18 months.

When the required work was completed for our complex, we had a total invoice of close to \$30,000. Some building required a more complex upgrade. We also had to rebuild the housings for the meters and switches.

All this was accomplished with no extra charges to our owners. When we got the first call, we were just days into a new budget that took effect on Sept 1st 2012. Needless to say, none of these costs were included in our budget. WCC #314 had to cut back on our other work that we had planned. Now as we enter a new fiscal year (Sept 1), we hope not to encounter any problem like this.

Another Throwback!

From October 1996 newsletter: Water Usage

As you know, the Corporation pays the water bill on behalf of all the units at Donwood Green South.

In an attempt to keep these bills as low as possible, we request that all owners check their taps and toilets. If you find that your taps leak and drip, or that your toilets run continuously or for long periods of time, please have them repaired.

The amount of water wasted by the above noted problems can be tremendous. Please keep in mind low or high water bills relate directly to your monthly common element fees. Keeping the water bills low will help to keep the monthly common element fees low.

Please also monitor what is flushed down your toilets, as there have been recent problems with sewer backups. It was reported by Roto-rooter that one of the major causes of this problem comes from flushing feminine hygiene products down the toilet.

The sewer lines are a common expense, so the cost to have these lines flushed out is also reflected in your monthly common element fees. Therefore, to keep these types of expenses to a minimum, the cooperation of all owners will be required.

We thank you in advance for your prompt attention to these matters.

Condo Fees

Over the last few months, we have had a couple of comments that our condo fees might be too high. In the last year we have actually dropped our condo fees because of savings we got on insurance after we had an insurance study done. When looking at condo fees from other comparable condos, it is important to remember what is included and how your money is managed. CONDO FEES SEEM LOWER IN SOME OTHER CONDOS.... BUT....

Over the history of Winnipeg condo corp #314, we have NEVER paid a special assessment for major repairs done. Most condos will request extra money in the form of a special assessment when major repairs need to be done, often thousands of dollars per unit. Winnipeg condo corp #314 has never requested this of their owners. Please research for yourself online and talk to other condo owners from other associations about how common this actually is, and how much they have spent on assessments.

Another factor to consider is what services are included or not. Many comparable condos seem to have lower fees... but are they actually lower? Many condos have individual WATER METERS for each unit. This means that they have a separate bill to pay on top of their condo fees. As an example... one very similar condo in the West end on Ness Ave has condo fees of \$250 per unit, and a similar condo on Sutton Ave (just across the field) has condo fees that average \$240 per unit. Both condos do not include WATER!!!

OUR ANNUAL WATER BILL FOR THE ENTIRE COMPLEX IS ABOUT \$25000. Let's do some quick math...
\$25000 per year = \$6260 per quarter for the entire complex

If you divide \$25000 per unit.... Large unit is 3.26% ownership, so water bill would be \$815 annually, or \$67.92 per month, small unit is 2.72 % ownership, so water bill would be \$680 annually or \$56.67 per month.

\$289.14 per month for a large unit MINUS WATER equals \$221.22 per month!

\$241.24 per month for a small unit MINUS WATER equals \$184.57 per month!

If you include the water, the condo on Ness Ave would be actually \$317.92, and the Sutton condo would be about \$307.92.

Does this seem like our fees are higher or about average? Remember also that contractor rates have skyrocketed, water bills have gone up significantly, and material costs have gone up quite a bit also. We must be able to pace the rate of inflation, or our complex will begin to look neglected.

Other condos that we are aware of do not get their parking lots scraped in the wintertime by a bobcat and their lots eventually end up with very thick, bumpy ice. Some condos also do not have a regular landscaping contract, and their lawns look terrible after a while. We've also seen condos that have stucco falling off, heating ducts used as rain pipes, rotting wood, and the list goes on. Maintenance to a building is **NOT FREE**. We want our buildings to continue to look good and maintained. Therefore, we want to keep our condo fees at roughly the city average, so that we can continue to maintain the property and keep it looking good. Each year the condo board reviews what we want to get done and what we believe it will cost. We review each year as to what we need in the budget for upcoming projects, and decide if the condo fee should be increased, held the same, or as in this year... CONDO FEE WAS DECREASED.

We are very open about finances; hence we follow the provincial laws to produce an audit every year. Our auditor has stated that our finances are in good shape. Every **owner** is welcome to receive a copy of the financial reports, as well as that everyone receives the independent audit of WCC#314 every year. If anyone has further questions or comments about this topic, please contact administrator@donwoodgreensouth.info. Thank you.

New address

Due to the passing of Mr Edgar Jorgensen, mail can no longer be directed to his address at 60-180 Donwood. The best way to reach WCC #314 continues to be through email: administrator@donwoodgreensouth.info.

If you must send WCC #314 physical mail, the address to send mail to is as follows:

WCC #314
PO BOX 28053
1795 Henderson Hwy.
Winnipeg Manitoba
R2G 4E9