

Phillips Lofts Newsletter

January 2009



We welcome all of those whom are new to the building.

PROPERTY MANAGEMENT COMPANY

Our property management company is FOCHAUS Management. Corina MacKinnon is our property manager. You can reach her at (780) 988-1947.

Remember, unless it's a heating or water issue, all other in-suite concerns are your responsibility.

PHILLIPS LOFTS ANNUAL GENERAL MEETING

This years' AGM is scheduled for Wednesday, February 4th at 7 p.m. at Grant MacEwan Community College, Room 7-265 (107 Street Building - 2nd floor). Please plan on attending.

Related to the AGM, you can find the Treasurer's Report, President's Report, and 2007-08 Audited Financial Statements on our website.

<http://phillipslofts.com/index.html>

CHRISTMAS AT PHILLIPS LOFTS ***** A SUCCESS! *****

Many thanks go out to the volunteers and participants of our First Annual Christmas Social.

(cont'd from previous column...)

We had 8 lofts participate. Pictures can be found on the Phillips Lofts group on Facebook. If you haven't already joined, do it today!

DRAINAGE ISSUES

Recently, Phillips Lofts has begun to experience some difficulty with sewer backups in suites and clogged drainage pipes. In the interest of mitigating any future problems, we ask that all residents of the building follow these general guidelines:

1. Feminine hygiene products should not be flushed down toilets, but disposed of with your household waste.
2. Under no circumstances should grease ever be poured down a kitchen sink drain. Grease should be collected in a jar or other container and disposed of with your regular household waste.
3. The waste disposal units installed in the kitchen sinks should be used sparingly. Solid food waste should still be scraped in to your household garbage. Sink disposal units are not to be used as a replacement for this. Over time the pulped waste created by these units will also begin to clog the building's drainage pipes.
4. Only bathroom tissue (toilet paper) should be used and flushed down toilets, as this is designed to largely disintegrate when it gets wet. Paper towels and other products do not fall apart, and may result in blockages in our building's sanitary piping system.
5. Should you flush your toilet and it does not immediately begin to drain, do not continue flushing it. If it is running continuously, either remove the tank lid and adjust the ballcock/flapper, or shut off the water supply on the left hand underside of the tank immediately.

Join the Phillips Lofts Facebook Group by searching for "Phillips Lofts" at:
<http://www.facebook.com/>

(cont'd from previous page...)

Please follow these simple tips to ensure all plumbing in the Phillips Lofts works to the best of its ability for everyone.

WINTER HEATING

Winter is certainly in full force this year, and Mother Nature is wasting no time letting herself be known.

As residents, there are steps we can all take to ensure we are heating our suites properly during this cold time of year. An article of best practices is posted on the Phillips Lofts website.

http://phillipslofts.com/articles/notice_heating_operation.pdf

We've included some of the top tips below for your convenience:

1. Ensure that the filters for the fan coil heating units installed in all suites are kept clean and free from excess build up. Generally, these filters should be checked once a month. The heating output of the fan coils will be greatly reduced if the filters are plugged.

2. During the winter months, the fan coil units should be switched to the low fan speed as these units are designed to function best with this speed.

3. The heating system has been designed to maintain approximately 21C in the suites on the coldest day of the year. Given that all suites have wood floors, uninsulated block walls and large windows many tenants may feel that their suites are colder than what their thermostats are set at or seem to indicate.

The suites in our building are very different from a conventional home. This should be considered in the winter. On colder days, it may necessary to dress appropriately


(cont'd from previous column...)

Setting the thermostat in your suite higher than 21C – 22C may have adverse affect on other suites where the fan coil units are more marginally sized. The extra heating water used in your suite may adversely affect the heating performance in an adjacent suite.

PICKING UP AFTER YOUR PETS

During the cold weather we may be tempted to leave behind our pet's mess, but it's important to remember that you must always "scoop the poop" after your pet is done. If you don't, you're breaking a city bylaw and could be issued a \$100 fine.

As well, excessive pet waste is offensive, smelly, and can create a health issue. It also devalues our property.

When you take your pet outside, please ensure you bring a plastic bag with you and dispose of the waste properly. * * * * * 

LOBBY DOOR

Please be mindful of the lobby door this winter season. Make sure it's securely closed before walking away. In addition to it being against fire code, it gives transients an opportunity to breach the building, and also increases common area utility costs. This can be a large problem during the cold winter months.

Please take a moment before you leave and after you return to ensure our building doors are secure.

LET'S HEAR FROM YOU

Would you like to have something featured in our next newsletter? Let us know. Please contact us at information@phillipslofts.com.

Other information can be found on our website at www.phillipslofts.com.