

Phillips Lofts Newsletter

November 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.

CHRISTMAS AT PHILLIPS LOFTS *** DECEMBER 5th, 2009 *******

The 2nd Annual Christmas "Loft Crawl" is fast approaching. Last year was a great success, and we're hoping for more fun this year.

The plan is to have people sign up to host a part of the social, supplying a favourite wine and an appetizer to go with it. Only those signed up and hosting a part of the social will be included in the entire event.

We'll start in the lobby, where we'll gather to decorate our Lobby Tree and indulge in some Holiday snacks.

From there, with our own wine glasses in hand, we'll weave our way through the floors of Phillips Lofts. Those signed up will take turns hosting the other volunteers in their suite for 20 minutes or so - then it's off to the next one...and so the evening will unfold.

Please R.S.V.P. no later than Monday, November 30th to either:
Chelle Busch (thebuschs@shaw.ca) or
Shauna Warwick (shaunaw@shaw.ca)

IN-SUITE REPAIRS

Please remember that repairs to in-suite common property are the responsibility of our condo corporation. Most of these problems have related to our fan-coil units. If our property manager determines that a problem is related to in-suite common property, she will send out a contractor to resolve it. If the problem was not caused by the negligence of the resident, our condo corporation will pay for the work done.

DeVINE WINES 104th STREET FUNDRAISER

Plans are underway for a portfolio wine tasting and fundraiser with all proceeds going to the 104 Street Steering Committee. This group is comprised of 104 Street business owners, residents, representatives from the City of Edmonton, the Downtown Farmer's Market, and the U of A at Enterprise Square, as well as the Downtown Business Association and both Ward 4 City Councilors. The committee's goal is to promote the cleanliness, safety, security and marketability of 104 Street.

The event takes place on Thursday, December 10th at DeVine Wines between 4:00 and 8:00 p.m. Tickets are \$20 each and can be purchased on-line or at the door.

WINTER HEATING

Old Man Winter has been keeping us in suspense concerning his arrival. We'll soon need to turn on our furnaces to keep our suites comfortable (if we haven't already).

As a precautionary measure, please ensure your **zone valve** is working properly on your make-up air unit. Not sure what a zone valve is or how to check it?

www.phillipslofts.com/residents/articles/notice_2008_09_09_zone_valve.pdf

1. Ensure your fan-coil has not operated in heating mode for several hours. If it has not, feel the pipes going to and from your unit. They should be room temperature. If they are, proceed to the next step.

If they are warm or hot, and you have NOT had your fan-coil in heating mode for several hours at least, this would indicate your zone valve may have failed open, or isn't closing entirely. Please contact our property manager for repair.

2. After ensuring that the pipes were room temperature, set your thermostat to "heat" mode and adjust the temperature to have it come on. Give it a few minutes to warm up. Feel the same pipes coming in and out of the unit. They should now be quite hot, if the zone valve opened properly.

If they are hot now, and were cool before, your zone valve is operating properly. If the pipes have not gotten fairly warm after 5-10 minutes, this would indicate that your zone valve may have failed closed, and will need repair. Please contact our property manager for repair.

Please follow these steps and do this as soon as possible!

VISITOR PARKING

The holiday season always ensures we have lots of friends and family stopping by to share the cheer. Phillips Lofts has five visitor stalls behind our building – 90, 91, 91.5, 92, and 93.

Stall 92 is for 1-hour parking and stall 94 is a private stall. The rules for using these stalls are indicated at the top of the sign-in sheet in the lobby.

- Every visitor must sign-in.
- Parking is available for 24-hours periods to a maximum of four days a week (Sunday to Saturday).
- Those not following these rules will either be fined or towed.

Unfortunately, the majority of vehicles that are fined and towed are those of owners/residents. Fines start at \$50 and, as offenses are repeated, can go up to \$150 per instance.

Alternatively, an owner of a vehicle in violation of any of the above rules could also have his/her vehicle towed. If the vehicle in violation cannot be identified to a suite (by not signing in), towing will be the only option.

This holiday season, let's all make sure we keep the visitor parking stalls open for our visitors.

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.