



MOUNTAIN VIEW TERRACES NEWSLETTER

August 2022

1. Tip for Slow Drain

A slow-draining sink, bathtub or shower is frustrating. It is preferable you don't use harsh chemicals to unclog your drain so here is a DIY remedy:

- First, boil water and pour it down the drain.
- Then pour ½ cup of baking soda down the drain (some suggest mixing the baking soda with ¼ cup salt), followed by ½ cup of white vinegar.
- Let sit for 10 minutes, then pour with hot water from the tap. Voila!

As a reminder, if you have a clogged drain in your suite, it is your responsibility and if you can't unclog it easily, you should probably call your plumber.

2. AGM Reminder

The 2021/2022 AGM will be October 3rd, 2022 and the Westside King's Church. If you are interested on being part of the Board, you need to submit your name by sending a note to Alex to be added to the voting ballot at alex@divsouth.com. Please include **MVT BOARD POSITION** in your subject line.

If you cannot attend in person, please make sure you fill your proxy form and give it to another owner or a Board Member who is attending so we can achieve quorum.

3. Balconies

It seems some people are not aware of our Condo Policies and Procedures for what is permitted on balconies. As a reminder, "No storage on balconies is permitted except patio furniture, plant boxes, and bbq's."

A reminder that coloured lights should have been taken down by February 1st as previously mentioned. If yours are still up, please remove. Note that white lights are acceptable.

4. Avoiding major repairs and accidents:

The board would like to remind owners that it is imperative to be aware of the workings of their apartment, in particular those areas which could cause damage to theirs and others' units.

As we have mentioned before, it is important that radiators particularly zone valve areas and coin vent areas be easily accessible and that your unit is kept in a state where any anomalies are quickly noticed. In this way a leak or other problem is obvious and can be repaired before there is significant damage to your unit or those below you.

Whether you are regularly in all of the rooms in your suite or not, you should check all of the radiators often to ensure you note any potential problems. Leaks begin slowly, but unnoticed can quickly become seriously damaging. The more damage, the greater the cost. As noted in the bylaws, it is the responsibility of owners to keep the unit in acceptable condition. In this way, problems and breaks are obvious and can be repaired.

An inordinate amount of money is spent yearly facilitating repairs which could have been easily prevented by residents paying attention to the workings of their unit. None of us wants to be facing an increase in fees or a special assessment to pay for an expense which could have been avoided. This is a reminder to be aware and respond quickly to anything unusual.