

# CHANTICLEER CONDOMINIUMS

## October 2013 Newsletter

1. **Since our last newsletter** (July) several projects have been completed, some are in progress while others are being “planned”.

### **DONE!**

- ✓ Hallway Door Kick Plates
- ✓ Exterior Window Cleaning
- ✓ Basement Storage Room for Condo Records
- ✓ South Exterior Wall Repairs

### **IN PROGRESS!**

- Post Tension Cable Repairs
- Front Step Tiles & Lattice Board Repairs
- Chanticleer Website – more information below

### **PLANNED!**

- Replacement of Rugs at Front Door and in the Elevator (soon)
- Front Grass & Plant Area Redesign and Upgrade (next spring)
- Replacement of Hallway Carpet (next budget year if possible)

2. **More about the post tension cable repairs**

Be sure to read the detailed information on **page 4** regarding these repairs.

**Note particularly** that, starting next week (Oct. 21) and continuing to the end of the month, **all vehicles will have to be removed during the day.**

3. **Chanticleer has its own website** (thanks to Brenda, Bryan, and Joshua)

To get the latest news and information for Residents and Owners of the Chanticleer Condos, become a **Follower** of our new website!

<http://chanticleercondo.com/>

“How to” on next page...

**Here is how to proceed:**

- On the right hand side of any of the website pages (tabs), you will see a blue **Follow** button.
- Enter your email address in the box above this button.
- Then click on **Follow**.

That's all you have to do to be automatically notified of new postings to our website, including Property Manager alerts from Ric as well as newsletters from the Board!

**This is how it works:** Once you **become a Follower** of the Chanticleer Website, an email message with a link to the website will be sent to your email inbox whenever new content is posted so you will always know when to check the website for updates and important information.

**Note:** You do not have to subscribe to, or become a member of, Wordpress to view the Chanticleer Website, but you do need to have access to the internet to view it and you do need to choose to be a **Follower** to receive automatic notifications of new postings to the website.

**Coming soon:** an "Owners Only" section, requiring a password for access. Owners will be notified by an email message from the Board when that section is available and will receive the password at that time.

**4. We are going paperless wherever practical!**

Property Manager Alerts from Ric will continue to be posted as hardcopies in visible locations throughout the building. They will also be posted on our website (remember to **become a Follower** of the Chanticleer Website to get automatic email alerts of new Property Manager Alert postings!)

**From now on all Newsletters will be posted on our website.** Residents and Owners who do not have computer internet access and require hardcopy Newsletters will need to advise the Board of that requirement (via Box 41).

We will accommodate you with continued hardcopy Newsletters **on request only.**

**5. By-Law reminders:**

- It is important to **notify the Board of any plans for renovations** that may impact our condominium common property (if you have questions, ask the Board via Box 41
- .It is also important to respect your neighbours regarding noise levels, especially in common areas such as our hallways. Chanticleer's walls and floors are not soundproof.

**6.** For those who wish to continue receiving **printed copies of newsletters**, please advise the Board by filling out the following form and slipping it into mail box #41.

**Attention Chanticleer Condominium Board:**

Please be advised that I, \_\_\_\_\_

of Unit # \_\_\_\_\_ request that a printed copy of all newsletters always be slipped under the door of my unit.

Thank you.

\_\_\_\_\_

SIGNATURE

## **Post Tension Cable Replacement**

**Post-tension (PT) cables** are used in concrete construction to allow thinner slabs and greater span lengths between support columns. These cables, composed of steel wires inserted into a plastic sheath, are subsequently "tensioned" and grouted after the concrete is poured. Cables in the Chanticleer are found as single strands or in bundles of 2 or 3 strands. The cables run north/south – east/west and are anchored below grade to the foundation walls.

Due to poor workmanship or quality control during construction, sometimes the ducts containing the PT cables are not fully filled, leaving voids in the grout where the steel is not protected from corrosion. The situation is exacerbated if water is able to penetrate into these voids because of poor or deteriorating water proofing of the anchors. Once cables break (de-stress) due to corrosion they must eventually be replaced.

Cable replacement involves trenching around the building to expose the cable anchors, drilling into the slab in several locations to reveal the cable(s), cutting and removing the de-stressed cables. The anchors at each end are also removed. Once the cables and anchors are removed the ducts are cleaned and new cable(s) are threaded through the ducts and anchored at each end. Cable replacement is completed by stressing the cables, water proofing the anchors and filling in the trenches.

Cable replacement is costly and difficult to budget for as we never know if or when cables may fail. Cable inspection is done once every two years. If more than 10% of the cables in a given area are found to be de-stressed then cable replacement is recommended.

## **Parkade Closure**

To facilitate the replacement of the post tension cables Manticore Engineering has requested the parkade be closed during the day for the next two weeks.

**The parkade will be closed to ALL vehicles as follows:**

- **Monday, October 21<sup>st</sup> to Friday, October 25<sup>th</sup> 8:30 a.m. – 4:30 p.m.**
- **Monday, October 28<sup>th</sup> to Friday, November 1<sup>st</sup> 8:30 a.m. – 4:30 p.m.**

**The Board will not be responsible for any damage to any vehicle left in the parkade during this closure.**

The parkade will be open for parking after 4:30 p.m. and during the weekend of October 26<sup>th</sup> -27<sup>th</sup>.

**Your patience and cooperation is greatly appreciated.**