

MacEwan Gardens II Newsletter

Spring 2014



Garbage & Recycling

There are garbage and recycling bins in both the east and west parking lots. Furniture and household items such as mattresses, computers, TVs etc. are not to be left beside the bins or tossed inside. Most of these items can be taken to the Eco Station at Ellerslie Road and 147 Street and dropped off free of charge or for a nominal fee. If the bins are full on one side, please take your garbage and recycling to the other side rather than leave them beside the bins. Items left beside the bins that are visible from the street, are an invitation to trespassers and unsightly for residents who overlook the parking lots.



Pets

MacEwan Gardens has a pet by-law, (62(b)(ii)) which specifies what kinds of animals, how many and the size of the pet allowed. If you are a pet owner or considering a pet, please ensure that you are familiar with this by-law. All dogs are to be hand leashed and kept under control outside of their units. They are not to relieve themselves on common property, which includes all sidewalks, grassed areas, courtyards, parking lots and the underground parkade. When the snow melted, we discovered dog feces on the west courtyard patio, a most unpleasant surprise for residents! Dog behavior is the owner's responsibility and fines can be levied if your pet's behavior is non-compliant with the by-law.



Smoking

If you wish to smoke in the comfort of your home or on your balcony/patio you are free to do so. However, there is no smoking allowed in any of the common areas, which includes the underground parkade and both parking lots. Disposing of butts properly is your responsibility, they are not to be squashed on sidewalks outside the doors or tossed off your balconies, if you do this, you may be fined up to \$250.00.



Parking

All residents have at least one designated parking stall, some have two or even three. There are 20 outdoor visitor stalls available for guests in the east and west parking lots. These visitor parking stalls **are not for residents' use**. Not under any circumstances. When you have a visitor, please ensure they use your visitor parking pass and that it is clearly displayed. If you have lost your visitor parking pass, please get in touch with Casa Wise if you rent through them, or us at macewangardens2@gmail.com. Residents who park in visitor parking stalls risk being tagged, ticketed and towed.



Landscaping

This spring the west side of the property along the building will be re-graded, and a company has been hired to maintain our flower beds. Residents will also notice efforts to enhance the curb appeal of MG II by the relocation of some plants and the introduction of more appealing and hardier perennials in the front as well as two large planters that will be situated beside the front door. There will also be a re-seeding of the grass boulevard in front of the building – please assist us in these efforts by not letting your dog urinate on the boulevard, thank you.

Is Your Toilet Running?

A running toilet is not only a noise inconvenience for some, the cost of all the wasted water is running up the utility bill. The diagnosis and correction for this problem is very easy.

Diagnosis – To check if tank is leaking into the bowl, put a few drops of food coloring into the top tank. Check back after a half-hour and if the bottom bowl has colored water, than your tank is leaking and you need to replace the flapper.

Correction – The problem is that the bottom of the tank is not getting a proper seal due to a warped “flapper valve”. The below picture shows the defective part in blue (yours will be white):



First shut off the water valve underneath the toilet by turning all the way to the right. Then flush the toilet - to keep the top tank empty. To remove the flapper valve, pull the rubber hinges away and then up from the central cylinder. Afterwards you will need to pull the rubber string through the plastic that connects to the flush handle (see the chain in the above picture). This will release the flapper valve completely.

Now all you need to do is take the defective part over to Home Depot and ask them to help you find a “universal flapper valve” similar to the one you have. The one in the above-pictured toilet is from Home Depot with a cost of only \$6.00. After you have acquired the new part, it will fit

back in the toilet just like the old one. You may need to adjust the tightness of the chain so your handle doesn't wobble.

That's it! At a cost of only \$6.00 and a short amount of time, you have helped save a lot of water while reducing the cost that we all pay through condo fees.

Thank you.

MacEwan Gardens II Board of Directors