



# Kay Four Quarterly

A Quarterly Newsletter Published by Kay Four Properties Inc.

Winter 2017

## Notes From The Office

- If you witness non-tenants dumping anything (e.g. furniture, garbage) by our bins or into our bins, and are able to note a license plate number and car description, call or e-mail it in to us. This illegal activity leads to overflowing garbage bins.
- Please make an appointment if you wish to meet with your property manager or a senior manager. They speak with several tenants and suppliers daily. Help them provide you with the attention you deserve by making an appointment in advance.
- All residents of your suite must be registered with our office. If you have children whom you didn't note as residents of your suite on your application, please provide this information to the office. If you intend on having a long-term guest in your home (more than 2 weeks), please inform your property manager of the person's name, relation to you, and for what period of time they'll be residing with you.



## Why Isn't My Freezer Cold?

When there is too much food in the freezer, it blocks the air vents at the back of the freezer compartment and cold air cannot circulate. When air can't circulate, the temperature inside the freezer will begin to rise. This causes the freezer compressor to work continuously in order to maintain the temperature. This causes the compressor to eventually burn out. This can result in the loss of the food by spoilage. Please ensure that there is always enough space for cold air to circulate around the food.

While you may have heard that it's best to keep your freezer filled to capacity (a full freezer uses less power to keep its contents frozen than a half-filled or nearly empty freezer does), overfilling it will result in the above mechanical failure and food loss.

If the food in your freezer suddenly starts to thaw or doesn't seem to be freezing at all, and you're certain that there is adequate air circulation, be aware that adding a large amount of warm or unfrozen food to the freezer will cause the temperature inside to rise. Food should always be cooled to room temperature before being added to the freezer.

Perhaps the most overlooked reason for a sudden rise in freezer temperature is simply opening the door too often or for too long. This allows warm air to intermix with the cold air inside. It will take time for the freezer to cool the ambient air down again.

If you're certain that none of these situations apply, the problem may be with the freezer itself. Please contact the office or your resident manager immediately to make a maintenance request.

## Did you know...

*The largest fridge in the world is 27 kilometres long but it is not used to store food and beverages. This huge cryogenic distribution line has been created for the LHC (Large Hadron Collider) which is a particle accelerator used by scientists to find answers to some of the most important and difficult questions about the universe.*

## Frozen Windows and Patio Doors

Condensation and ice build up on patio doors and suite windows often occurs in cold weather. Aside from ice blocking sunlight and the view, it can also cause physical damage to the window frame and window tracks. The best way to correct this problem is to keep the humidity level in your suite as low as possible. Our suggestions for minimizing this problem are:

- Turning on fans to move the air in your suite
- Keeping drapes and blinds open during the day to prevent moisture from getting between them and the window and windowsill
- Opening the window approximately one inch for a few minutes each day
- Wiping any accumulated condensation on the window and frame will help reduce mildew build up
- Running your washroom and kitchen fans for at least 30 minutes after cooking or bathing

The humidity and resulting condensation build up on your windows can cause water damage in your suite and to the tenant below you. Please check your windows for condensation daily and take the steps above to prevent it from happening.



## Fire Doors

Our staff have noticed that tenants have been propping fire doors open within their building and adjusting the fire door closers. These fire doors stop the spread of fire in hallways. Every door in the building, including your suite entry door, is considered to be a fire door and must be kept closed unless it is being actively used. Propping a door open or adjusting the speed at which it closes is tampering and is illegal under the Manitoba Fire Code. Please ensure that all fire doors are kept closed in your property and report anyone seen tampering with one to your resident manager or our office. The life you save may be your own.



### Rent Receipt Delivery

Your resident manager will deliver your rent receipt by the end of January 2017 for payments made to Kay Four Properties during 2016.

Please do not lose your rent receipt. You may be asked for it by your income tax preparer or the Canada Revenue Agency. Replacement receipts can be picked up at our office at a cost of \$20.00 each.

## Lucky Winners

We purchased tickets to Manitoba Moose games in support of local community hockey. The following tenants are lucky winners of sets of tickets to games this season:

N & E Reyes

L & T Marcheschuk

M. Aclo

C & C & D Fontaine

J. Ferreira & C. Burns

D. Capina & C. Cielo

D. Alberto & G. Olid

K. Noel & S. Presley

A. Almazor

G & M. Ter-Voert

W. Doyle

L. Cayer

M. Desrosiers

C & L. Risley

M. Grymaluk

F. Troost

R & S. Esquerra

J. Waytiuk

R. Zanewich

A. Cilia

## Quotable Quotes

The wonder of a single snowflake outweighs the wisdom of a million meteorologists.

-unknown