



KARGAN LIVING

SPRING 2016 NEWSLETTER



KARGAN
PROPERTIES

YOUR TRUSTED PROPERTY MANAGEMENT GROUP
#14 - 3710 Eastgate Drive, Regina, SK, Canada

HOW TO PROPERLY (AND SAFELY) STORE CLEANING SUPPLIES AT HOME

There are few rites of spring more satisfying than the **ANNUAL SPRING CLEAN**. It is an opportunity to throw open the windows, let some fresh air in, and make our homes clean, happy and efficient spaces.

Like many of us, we store our cleaning supplies underneath our kitchen sink without a second thought. But did you know that how and where you store your cleaning supplies could have a big impact on your health, safety, and pocketbook? By taking a few easy steps to organize, you can prolong the life of your cleaning supplies and add to your quality of life by save you some money.

Ideally, you should set aside one cupboard entirely for cleaning. Make sure that there aren't any temperature extremes in the area where your cleaning supplies are stored and that the chemicals are in a cool, dry place. If you have high storage, that would be the most ideal place especially if you have children and pets. Consider also bolting the cupboards so small hands cannot easy open the doors. Do not simply rely on keeping chemicals in childproof bottles. These are designed to resist opening but cannot keep out a determined child.

Once opened, most cleaners slowly lose their power. Bleach, for example, is only at its best for three to six months. This relatively short life is a good reason for sticking to multi-purpose cleaners and disinfectants rather than buying specialist treatments that could sit in your cupboard for years losing potency. This will help save you money too!

Always keep cleaning supplies in their original containers. This is important so you can refer to instructions on how to properly and effectively use them. Another great tip is to keep your cleaners in a handled tool carrier, so you can take them with you as you work around the house.

Also another great idea is to keep kitchen cleaners in the cabinet under the sink, bathroom cleaners in the bathroom cabinet, laundry supplies on a shelf above the washer, rug cleaners on a shelf in the family room, etc. instead of housing everything in one area. This will also help you avoid clutter as best you can.



Remember to clean out the cleaning cupboard now and again! Many cleaning supplies have an expiry date and may damage furniture if they are old.

With these great tips, you can now enjoy a nice clean home and gain peace of mind knowing that your cleaning supplies are stored safely.



LET KARGAN PROPERTIES MANAGE YOUR RENTAL PROPERTY TODAY!

Contact us by calling **(306) 580-4225** or email info@karganproperties.ca.



MEET OUR TEAM

KARGAN PROPERTIES is an independent, experienced and trusted property management company that provides professional solutions to the challenges that face many property owners and residents.

We manage an extensive and diversified portfolio of condominium and residential properties in the Regina area. Our success is based on our high standards of service and communication as well as unsurpassed care and diligence we apply to every managed property.

Our team is made up of experienced professionals who care about you. We strive to make your tenants happy, with convenient payment methods, and an all around positive attitude. Our focused approach ensures a quality and trustworthy relationship between tenant and owner.

L to R: Lorette Fraser, Amy Vitkay, Karleen Fraser, Logan Fraser, Richard Gorman

CONTEST

SPRING HAS SPRUNG!

ENTER AND WIN in the **SALUTE TO SPRING CONTEST!**

Send in your favourite Spring cleaning tips and your name will be entered to win a set of books on the *New York Times Best Sellers* list.

SO HOW DO YOU ENTER? It's as easy as 1-2-3!

STEP 1

Email us your favourite *Spring Cleaning Tips* to: info@karganproperties.ca

STEP 2

Include your *name, phone number, email address* and what **KARGAN PROPERTY** managed building you live in.

STEP 3

Send it in before **MAY 1ST, 2016**

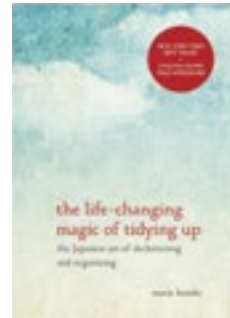
One lucky winner will be contacted by our offices and win this terrific prize. The winner's name will be announced in the next issue of our Newsletter.

We look forward hearing from you!

NOTE:

This contest is only available to a resident living in one of our managed properties and will be verified. **ONLY ONE ENTRY PER RESIDENT.**

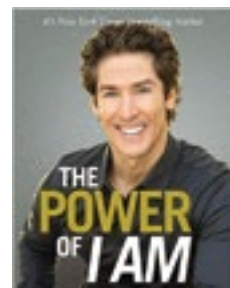
PRIZES



THE LIFE-CHANGING MAGIC OF TIDYING UP: THE JAPANESE ART OF DECLUTTERING AND ORGANIZING
BY MARIE KONDO



THE PIONEER WOMAN COOKS: DINNER TIME
BY REE DRUMMOND



THE POWER OF I AM: TWO WORDS THAT WILL CHANGE YOUR LIFE TODAY
BY JOEL OSTEEN

NEWS UPDATES

SPACE-SAVING IDEAS FOR YOUR CONDO

You've just moved into your condo. One of the keys to living comfortably is being smart about the space you have. With a few space-saving ideas and a little creativity, you can make your apartment feel like home. Here are 8 great space saving tips for you:

1. GET RID OF YOUR PACK-RAT WAYS

Maximize your space by reducing clutter. That means reduce and recycle the amount of things you have including furniture and keepsakes. Donate items that you haven't used in a long time and box up and store items that you don't need immediately.



2. BRIGHTEN UP

Lighter paint colours on the walls will make any room look larger. If you are purchasing new furniture, make sure they are in warmer, more neutral tones. Heavy dark furniture will make rooms look smaller.

3. LIGHTS ON

Purchase floor lamps to brighten up the space if it lacks natural sunlight.



4. MIRROR, MIRROR ON THE WALL

Mirrors have a natural way of creating an illusion of space by reflecting light in a room. Find accent mirrors and hang them up on the walls.

5. LESS IS MORE

If your condo has limited space, try to limit the amount of furniture you decorate with. One trick is to show as much floor as possible to create a feeling of space.



6. STACK IT

Use shelving or bookcases for stackable storage to make the most of limited space.

7. KITCHEN CLUTTER

Remove as much food and appliances you can from kitchen countertops and store them in the cupboards. Free up shelf space to create a clutter-free space.

8. BATHROOM AS A SANCTUARY

Remove all bathroom products, make up and beauty products from the bathroom countertop and store in the linen closet or underneath the sink. This will de-clutter the bathroom and give your bathroom more space.

NEWS UPDATES



BUSY? SINGLE? ON THE GO? CONDO LIVING MAY BE PERFECT FOR YOU!

Is condominium living the right choice for you? It depends on your lifestyle. Because condo living is generally worry free living, it attracts all types of people from young, first time buyers, investors, baby boomers wanting to downsize and students.

It's perfect if you have a busy lifestyle and want someone else to handle all the outside maintenance. If you dislike shoveling snow, mowing the lawn or repairing outside structures, condo life will be perfect for you.

If space isn't an issue for you and prefer compact spaces, you will also enjoy condo living. Another benefit is that many condos have great amenities that may help save you some money in the long run. Some offer theatre and party rooms, gyms, pools and hot tubs. These areas also offer an opportunity to socialize with neighbors giving you a sense of community beneficial to a single person or young family.

Many condos are located close to work, dining, public transportation, entertainment and schools making it a great choice for busy, on the go people.

They also offer security features that are beneficial in larger city centres. Many condos have a secure entrance with a doorman perfect for people who travel a lot.

Finally condos are great for people who want more time to enjoy life. You won't be burdened with the daily responsibilities homeowners face such as maintaining a lawn, landscaping or shoveling snow. Who wouldn't enjoy more time for family, friends and some much needed R&R?

**CONTACT KARGAN PROPERTIES TODAY TO
LOCATE A CONDO THAT IS RIGHT FOR YOU!**

Phone: **(306) 580-4225**

Email: info@karganproperties.ca

IN THE COMMUNITY

HERE ARE SOME GREAT UPCOMING EVENTS TO CHECK OUT:

INTERNATIONAL WOMEN'S DAY DANCE PARTY

International Women's Day Dance Party Join **New Dance Horizons**, the **MacKenzie Gallery** and partners the **Multicultural Council of Saskatchewan**, **Regina Immigrant Women Centre**, **Daughters of Africa**, **Intercultural Grandmothers United**, **Amnesty International** and others for an intercultural dance party. Explore the resilience and strength of women through movement, sharing and fun! Procession to Albert St. Bridge to follow. Presented as part of **MAGDANCE 3: art + dance** and the celebration of **NEW DANCE HORIZONS 30th Anniversary**.

SUNDAY, MARCH 6TH, 2016

1 - 3 p.m.

TICKET PRICE: FREE

VENUE: MacKenzie Art Gallery

ADDRESS: 3475 Albert Street, Regina



SEAN PAUL

"We've enjoyed working with Sean Paul for years and are thrilled to bring him back to Canada," explained PDP Entertainment Group Representative, Danny Wagstaff and Pratik Ruparell.

According to the globetrotting star, he is excited about this upcoming tour. He said he always looks forward to performing for Canadians, because they understand the positive messages he tries to communicate through his music, and the settings at the upcoming locations will allow him to literally touch his fans.

"I have always had a great time in Canada. I have family there. In addition to that, they were the first international territory to big up my career before I broke internationally with songs such as 'Gimme The Light' in 2002," Sean Paul said in a recent interview.

He further stated that Canada was like a second home to him. In 2002, it was the country where he began working extensively with a team of producers and choreographers from Toronto, namely Jae Blaze and Blaze Entertainment. They assisted him greatly in getting his singles globally recognized.

Sean Paul performed at the Montreal International Reggae Festival and Toronto Reggae Festival in August 2014. He recently participated in the 21st Conference of the Parties to the *United Nations Framework Convention on Climate Change* (COP21/CMP11) in Paris which featured world leaders and environmental activists from around the world.

SATURDAY, MARCH 26TH, 2016

8:30 p.m. - Doors open at 7:30 p.m.

TICKET PRICE: VARIES

VENUE: Conexus Arts Centre

ADDRESS: 200 Lakeshore Drive, Regina

IN THE COMMUNITY



SASKATCHEWAN BOOK AWARDS CEREMONY

The 2016 Saskatchewan Book Awards will be hosted by award winning author and comedian, Dawn Dumont. Tickets can be purchased online at www.bookawards.sk.ca, or a cheque can be mailed to the **SBA office** (315-1102 8th Ave, Regina, SK, S4R 1C9). Join us in celebrating Saskatchewan's writers!

SATURDAY, APRIL 30TH, 2016
(TICKETS AVAILABLE FEB. 12TH, 2016)

Dawn Dumont Doors open: 5 p.m.
Prairie Buffet: 5:30 p.m.
Awards Ceremony: 7 p.m.

EARLY BIRD TICKETS (UNTIL APR. 1):

\$50/ticket, \$350/table of 8, or \$450/table of 10.

AFTER APRIL 1:

\$60/ticket, \$420/table of 8, or \$540/table of 10

VENUE: Conexus Arts Centre, 200 Lakeshore Dr, Regina

FABRIC TRAVELS QUILT SHOW

Fantastic display of **Judged Quilts Technique and Tool Demonstrations**. **Vendor Market Featured Quilter**. **Youth in Quilting Trunk Show** is Friday May 6th in evening at separate venue for \$25 (see website for further details).

FRIDAY, MAY 6TH - SATURDAY, MAY 7TH, 2016
10 a.m. - 5 p.m., DAILY

TICKET PRICE: \$10

VENUE: Conexus Arts Centre

ADDRESS: 200 Lakeshore Drive, Regina

CREAM OF MUSHROOM SOUP

This **Cream of Mushroom Soup** is not only hearty but is guaranteed to keep you satisfied. Here's what you will need:

INGREDIENTS

1 c. chopped shiitake mushrooms
1 c. chopped portobello mushrooms
2 shallots, chopped
2 tbsp. all-purpose flour
1 (14.5 oz.) can chicken broth
1 c. half-and-half
salt and pepper to taste

DIRECTIONS

Melt the butter in a large saucepan over medium-high heat. Saute the shiitake mushrooms, portobello mushrooms, and shallots for about 5 minutes, or until soft. Mix in the flour until smooth. Gradually stir in the chicken broth. Cook, stirring, 5 minutes, or until thick and bubbly.

Stir in the half-and-half, season with salt and pepper, and sprinkle with cinnamon. Heat through, but do not boil.



KEEP SAFE IN YOUR RENTAL PROPERTY

Accidents happen. And when they do, some can cause some massive damage like no one has ever seen. On May 22, 2015, a discarded cigarette in a diaper pail caused a \$16.3-million fire that destroyed most of a four-story building at a northeast Edmonton condominium complex. Thankfully, there were no fatalities and no major injuries but it could have been prevented.



Here are **12 TIPS TO HELP KEEP YOU SAFE IN YOUR RENTAL PROPERTY:**

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- 1. NEVER TRY TO CARRY OUT YOUR OWN PLUMBING OR ELECTRICAL REPAIRS.**
 - 2. NEVER DRILL OR FIX NAILS IN WALLS WITHOUT KNOWING WHAT'S BEHIND THEM.**
Walls and partitions conceal electrical cables and gas and water pipes.
 - 3. KEEP A FIRE EXTINGUISHER ON HAND** allowing you to put out smaller kitchen fires.
 - 4. MAKE SURE ALL SMOKE ALARMS ARE WORKING** and not been tampered with.
 - 5. DO NOT STORE TOXIC OR FLAMMABLE CHEMICALS INSIDE YOUR HOME.**
 - 6. KEEP FLASHLIGHTS AND CANDLES ON HAND** in case of a power outage.
 - 7. NEVER SMOKE IN BED** and discard cigarettes in a safe manner.
 - 8. KEEP ALL WINDOWS AND DOORS LOCKED** when you are not at home.
 - 9. STORE KNIVES AND HUNTING EQUIPMENT SAFELY** and ensure you have proper permits if required.
 - 10. DON'T NEGLECT MAINTENANCE.**
If you see something that needs fixing, have it checked by the property owner or manager.
 - 11. MAKE SURE ALL BULBS ARE REPLACED** when needed.
 - 12. REMEMBER TO TURN PORTABLE HEATERS OFF** when leaving the room or going to bed.
 - 13. KEEP PULL CORDS ON BLINDS AND ELECTRONIC WIRING AWAY FROM BABIES AND CURIOUS PETS.**
 - 14. HAVE THE PROPERTY OWNER'S CELL NUMBER ON SPEED DIAL** in case of emergency.
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AND WHEN IN DOUBT CALL 9-1-1 IMMEDIATELY

POLICIES



As a valued **KARGAN PROPERTIES** client, you will benefit from a wide range of customized management solutions as well as our excellent service.

At **KARGAN PROPERTIES**, we foster a team approach to property management in which every individual works towards a shared vision of excellence. We also guarantee the highest quality of service and a professional, efficient approach to your property management needs. We go above and beyond to keep our clients satisfied.

WE ARE ALSO ACCESSIBLE 24/7.

If you have a problem after-hours, please call (306) 580-4225 and you will be transferred to our switchboard that will be able to troubleshoot any emergencies or questions you may have. They have access to a full range of available trades who will be available to come out to help at any time, day or night.

Q & A



Q: AS A TENANT, DO I NEED TO PURCHASE MY OWN INSURANCE COVERAGE?

A: While most corporations do not require owners to purchase their own insurance policies for their units, at **KARGAN PROPERTIES** it is strongly recommended. As an owner, you will be well advised to consult with your insurance agent about getting condominium unit insurance.

Q: WHAT HAPPENS IF I LOSE MY APARTMENT KEYS?

A: If you lose your keys, notify **KARGAN PROPERTIES** immediately so we can take steps to replace missing keys and/or swipe cards and change locks depending on the circumstances.

PLANNING FOR A LOSS



Condo Owner and Tenants often believe the old idea that “it won’t happen to me...” but no one plans for a loss, such as a fire. To help you understand your exposure, **HENDERSON INSURANCE INC.** has included some key points outlining exactly why you need to invest in a Condo / Tenant insurance policy.

KEY POINTS

- **CONDO UNIT OWNERS & TENANTS CAN BE LEGALLY RESPONSIBLE FOR ANY HARM** they cause to any part of the building, property of others and personal injuries to others because of their negligence.
- The two main kinds of insurance coverage include: **PERSONAL LIABILITY AND PERSONAL BELONGINGS.**
- **PERSONAL LIABILITY** covers damages to the building caused by you or your guests, whether it’s to the individual unit or the whole building.
- **PERSONAL BELONGINGS** provides coverage for damage to your belongings (whether it is your fault or not).
- If your home is not in live-able condition, you may need to move to a hotel or another furnished apartment. **SOME CONDO AND TENANT POLICIES WILL COVER ADDITIONAL LIVING EXPENSES** such as meals at a hotel and extra rent or room charges

Please contact one of the **PERSONAL LINES SPECIALISTS** at **HENDERSON INSURANCE INC** to discuss your specific needs. We look forward to hearing from you today!



**3201 Quance Street, Regina
P: 306-522-8528**



ABOUT US

KARGAN PROPERTIES is an independent, experienced and trusted property management company that provides professional solutions to the challenges that face many property owners and residents. We are here for you.

KARGAN PROPERTIES IS LOCATED AT:

#14 - 3710 Eastgate Drive, Regina, SK, Canada

FOR GENERAL INQUIRES:

CALL: (306) 580-4225

E-MAIL: info@karganproperties.ca

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