

HUDSON PARK NEWSLETTER August 2009

Dear Hudson Residents:

A friendly summer note from your Board to let you know that we have begun our work, representing all of our interests in meetings with Val Roca. As our building(s) continue to take shape and regular life takes hold over more and more of what used to be a construction zone, there are a couple of things worth highlighting.

First, we are looking into several possible systems to make our main doors and common areas accessible by swipe device. One feature we would like to build in at the same time is automatic opening doors to enhance accessibility for those with physical challenges. We will choose the best functioning and most cost-effective mechanism.

Second, we have so far begun to see the development of a very active, and, for the most part, courteous community that is welcoming to all members. In particular, the rooftop garden has begun to evolve into a shared social space in which everyone feels comfortable to visit, whether to cook up a steak or tofurky burger, socialize with friends, or pop up with a cup of tea to look at the stars (through the rain clouds) in the middle of the night. It has been a real pleasure to see several groups of people up on the roof at the same time, making use of the space and enjoying themselves in little clusters and sometimes getting to know one another better. We feel that this reflects the philosophy of "common space" for 70 people. For private parties, we have a party room and soon to be ground-level patio on the second floor that accommodates 30 or so guests, which is a reasonable number of guests for a condominium lifestyle. The roof is a common space open to all on a moments' notice on a first-come, first-serve basis (just like a café). If you would like to go up there with 10 people, there is no reason why 60 other residents should be prevented from catching a (rare) moment of sunshine or looking out at the summer skyline; similarly, it would not be reasonable to expect to be able bring 70 guests to your condominium for a private function, as that is simply not fair to your neighbours. Our grills are large, and we have seen happy neighbours sharing halves of the grill while they do up their dinners.

With all these positives, it is important to take an opportunity to remind everyone about some basic rules that must be observed in order for this community to function well as we transition out of being a disorganized construction zone:

- i. If you come across someone who would like to come into the building by using the door you have opened for yourself, DO NOT let them in. We must all be careful not to admit unknown persons to the building (whether those at the door say they are themselves residents, visitors of residents, workers etc.) either through any of the pedestrian doors or vehicular garage doors. Perhaps a polite way to deal with the situation is tell them that you are not permitted to admit anyone other than your invitees to the building, and suggest to the person to buzz up to whoever is their host for admittance. Please be careful to make sure that all doors are secured behind you, most especially on the Nepean side of the building, where the doors sometimes require a push shut. If you see any doors that have been propped open, including the garage doors, please close them immediately or call Val Roca if you cannot close them.

ii. To keep the barbecues in good working and sanitary order on a daily basis, we must all brush down the grill surface, and wipe down the exterior of the barbecues (pay special attention to meat juice and cooking sauce residues) every time we use them. We have to do a better job to straighten up after ourselves and respect the principles of shared social space up on the roof (and other common areas). While we do have a cleaning staff who do "deep cleans" of all common areas on a regular basis, they simply cannot

clean up spills, rubbish, and broken glass on a daily basis. In particular, the cleaning staff DOES NOT clean the barbecues – either the grille or the outside of the BBQ machines. This is done annually by professionals for proper maintenance. Higher quality barbecue brushes, a bucket, sponges and metal cleaner have been added to the upstairs kitchen for this purpose.

iii. Bicycles must be carried in to the parking garage, through the rear doors on Lisgar Street. Bicycles cannot be carted through the lobby, transported through the elevators or residential hallways, or be stored in units or on balconies. No matter how careful we are, bikes inevitably knock the walls and stain the floors.

While nearly everyone has been quite neighbourly and considerate in the early days, it is important to notify everyone that the Board and the property manager, Val Roca, take rule violations very seriously. Please carefully review your purchase and rental agreements, to note in particular rules regarding respecting common property, parking procedures, what can and can not go on the balconies, and noise bylaws. **BE AWARE THAT THE BUILDING COMMON AREAS ARE ALL EQUIPPED WITH VIDEO CAMERAS.** While you are in the lobby, parking garages, amenities rooms, and most especially the roof, you are being filmed. Where there are breaches of the rules, especially resulting in damage to common property, the Board and Val Roca will review recorded digital footage around the approximate times of breaches and pursue appropriate remedies against offenders. This is in keeping with our principle that we have most of the rules that we will ever require to maintain a nice environment in our condominium community; behavior that breaches our sensible purchase agreement rules will be dealt with by focusing on problematic individuals and eliminating problematic opportunities rather than make unnecessary further rules that restrict the lives of responsible residents.

Other than that, we are nearing the end of exterior work on our second tower, which will lead to the completion of our landscaping. At that time, the Board will begin investigating measures to improve residents' enjoyment of common property, including such things as shade screening for the roof top gardens. We are keeping a watchful eye on the forthcoming Engineer reports regarding the state of repair of our building, making sure we build an adequate reserve to deal with any problems that may come up after our first year warranty period has ended. We will also work on the development of a community website in the early autumn. As always, if you have any questions or concerns, please forward them along to Val Roca who will present these issues to your Board at our next scheduled meeting.