

HUDSON PARK NEWSLETTER 15 October 2009

Dear Hudson Residents:

Your board has been actively engaged in representing all owner and resident interests over the past couple of months, and a number of critical initiatives have been undertaken. Therefore, as the first item of autumn business:

WE HAVE AN UPCOMING GENERAL RESIDENT AND OWNER MEETING SCHEDULED FOR MONDAY 02 NOVEMBER, FROM 6:30PM TO ABOUT 9PM

The meeting will be held across the street in St. Patrick's Basilica, in the meeting room downstairs at the back of the building (the same place in which we last convened in May).

At this meeting, the Board would like to outline a few key (and often interrelated) initiatives it has undertaken in the areas of:

1. Enhanced electronic access (i.e., FOB access system) and disability access (including timeline)
2. Enhanced security initiatives in the building
3. A complete and sensible revision of the renting and sub-leasing rules based on demonstrated need
4. Forward direction on cleaning and superintendent services

We will also at this time seek your feedback on several other important and unresolved issues:

1. Other possible security initiatives
2. Priorities for future building development

We will also at this meeting communicate to you some important information regarding:

Efforts undertaken by the Board to represent owner/resident interests to Charlesfort with respect to the satisfactory completion of common elements

2. The current (strong) state of our finances, and potential future impact of the "rationalization/harmonization" of provincial sales taxes (HST) on condo fees
3. Some information about our new neighbours in Hudson Park Two
4. The apparently possessed-by-the-devil-or-other-ill-intentioned-spirit front door intercom system
5. Vital information regarding how we can all best assist in the upcoming Engineer's evaluation of our buildings, to confirm the adequacy and soundness of all of Charlesfort's work (see further below)

Turning to our newsletter proper: there are only a few small items to emphasize before our meeting on Tuesday the 27th. First of all, we are obviously nearing the completion of our building compound, and as this draws to a close, there will be an Engineer coming to undertake a 'performance audit' of Charlesfort's work to date, with an exclusive focus upon Common Elements. The results of this audit will come to the Board for review, and then be passed along to Tarion for handling of repairs under warranty. It is very important that we all take the time to carefully complete the survey that the Engineer will deliver to all units to assist in the evaluation process. Because we all walk around the building every single day, we are all closely familiar with the details of our building, and we will likely notice things that even a seasoned professional might miss in inspection. If you have seen any cracks on any walls in the hallways, in the gym, in the common area; if you have seen any skew patio stones on the roof, chips in common area glass, have heard squeaks in the elevators, or seen doors that do not

open or shut squarely; if something on your balcony or your neighbor's balcony is amiss; if something is not right down in the parking area or around your storage lockers; now is the time to let the Engineer know. What else can we keep an eye out for? Check the exterior of your suite Entrance, Locker & Main Entrance (Building) Doors; are your windows OK? Noise problems? Are there any (unexplained) offensive odours? Have you seen evidence of water leakage, or mold anywhere in the building? Is ventilation working properly? Is all of the asphalt and concrete level and crack free around the building? Please fill out the survey carefully, and do take the time to fill in anything under the "extra comments" section, as the engineer has told us that he finds these comments particularly helpful. Now is the time to get it right under warranty!

In the meantime, whenever you see something that needs fixing or is not working properly, do get in touch with the property manager, Val Roca (caroline.proulx@valroca.com;613-744-1199). And if you have any further concerns that you would like your Board to consider, pass along your information to Val Roca who we all pay through our condo fees to compile this information that your Board uses to take decisions at its' monthly meetings and occasional informal meetings. There will soon be 700 members of our community, and Val Roca is charged with the task of receiving and handling this large volume of communication and then reporting to the Board on what members of the community are concerned with. Neighbourly chats with Board members or amongst community members with similar interests can be very helpful, but they cannot replace communicating your concerns to Val Roca because this is the processed information that the Board needs to make strategic plans for the corporation at its' formal monthly meetings. Please note however, that if something is wrong with the space that you yourself own (everything from your drywall inwards!), you should pursue the matter directly with Charlesfort.

As a small and yet important note, the Board has responded to owner suggestion to create a bylaw that prohibits consuming food in the lobby area. We really are blessed with a beautiful and pleasant lobby, with huge picture windows and lovely streetscape and now garden views. It is a very nice place to bring a weekend newspaper, and sit with a cup of coffee in the morning sun to say hello to neighbours. Many people in the community have indicated that it is not such a suitable place to gather with four or five people and eat a pepperoni pizza or submarine sandwiches or, everyone's special horror, smelly fries and gravy. We do have a lovely lounge and rooftop patio for these purposes. It is clear that we all want to enjoy a tidy environment without getting crazy about it.

Other than that, we remind you to take the opportunity to make use of the roof (where nearly all of the glass has been installed) prior to its seasonal close of the 31st of October. By next summer, we are going to have beautiful, fully completed grounds, and a polished up building where we can together turn our attention to some final decoration/property and enhancement (including rooftop shade). Living in a construction zone will simply be an interesting, albeit occasionally frustrating, memory.