



January 2011 Newsletter

The Hudson Park Homeowners Association was formed to assist all residents with builder issues and to help build a strong and warm community at Hudson Park. We are not the condominium Board but we work with the board to help make Hudson Park a better place to live. We welcome participation by everyone.

1. **Information Session:** The HPHA continues its series of information sessions designed to inform and assist all HP residents with condo living. This month we are featuring **Mr. Brian Scott of Smith Petrie Carr & Scott Insurance Brokers Ltd.**, the insurers of our common property. Ever wondered how your home insurance would interact with the common property insurance in case of an event? Do you have questions about property insurance in general? How do you know if you are adequately insured? Mr. Scott, a long-time Ottawa insurance broker, will be on hand to answer all your questions. Please join us:

Monday, January 24th

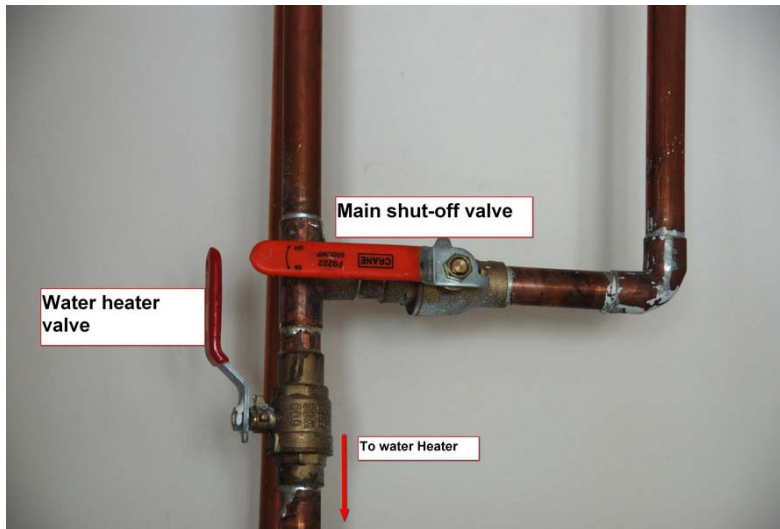
7-9 pm

Amenities Room, HP 2

All residents are invited. Come meet your neighbors and learn how property insurance works for condominium Boards, common property and residential units.

(A note to lenb@cheerful.com to let us know if you can come would be much appreciated. Our amenities rooms hold only a certain number of people. First-come, first-served. No food or beverages please.)

2. **Caring for our Property:** Some of you have heard about the flood experienced by a resident of HP 1 last month. As a measure to help HP residents in any water emergency, the HPHA has created a tag to identify the main water shut-off to our condominiums. Each of our condos is supplied by only one water pipe. The pipe has a levered valve which controls the supply to the condo and the hot water heater. There is a second levered valve which controls the hot water heater. Each installation is a bit different but the principle is the same. See photo for assistance.



Please watch for the identification tags at the mailboxes and install one on your main shutoff when you can. The HPHA would be pleased to assist you to locate the valve if you are uncertain. Please contact us at lenb@cheerful.com or call Len at 613-686-1129.

3. **Communication:** We have it on good order that the Board is creating a website for Hudson Park. It is rumoured that it will have a public section for general information about HP and a private section where residents can log in for more specific information. An owner who owns the address www.hudsonpark.ca has provided it to the Board for our use. We laud the effort and can't wait to see the new site.
4. **Parking Abuse:** Our visitors' parking continues to be abused. The HPHA has been conducting studies over the past number of months and has found a number of anomalies: people who park in the morning and head out on the street with a briefcase; people who seem to have two vehicles and alternate between a space downstairs and a visitors' space; "personal assistants" who spend most of the week at condos in our buildings and who take up visitors' parking spots; tradesmen; and other silliness. You may have noted that signs have been put up limiting the parking to 48 hours. There is no indication whether the Board has created the required rule to support this but, thus far, it has declined to authorize the towing any of the offending vehicles. In any case, if you know of anyone who is abusing our parking, please report it to the management company. We would also suggest you tactfully approach suspicious persons to ask if they are visiting someone in the building.
5. **Congratulations:** are in order to Byron and Maria of our leadership committee who were married (to each other) on January 15th. We wish them health, wealth, happiness and good fortune. As we continue to move forward with our condo life, we have met new residents born to couples here, marriages, and continue to see the regular pace of life here at Hudson Park. This makes for a great community and we are pleased to see our lives here settling nicely.
6. **Future Events:** HPHA is planning a Valentine's Day social at a nearby pub. Our last was a truly glorious day on the patio at the James St. Pub. Patios are out for February but we will look for a

place where we can get to know each other and celebrate. Watch the bulletin boards for the notice.

Best Regards to all,

Len Babin, HP1;
HPHA Leadership Committee