

Spring 2012 HP News

Budget

Our 2012-13 operating budget has been approved by the HP Board, with a 6.97% increase in condominium fees effective April 1, 2012. Budget details were sent to all owners on March 15th. This budget provides funding for our Condominium Corporation to be responsible for the annual heat pump maintenance in all units.

A consultation session will be held on Monday, April 23 at 7:00 to discuss redefining heat pumps as a common element. This is not a formal meeting, but an opportunity to discuss whether a change to the Declaration regarding ownership of the heat pumps is warranted. We will meet in the HP II amenities room, and split into the two amenities rooms if more space is required.

Residents Handbook

A Residents Handbook for owners and renters was posted on the HP website. This document is an abridged version of the Rules and Regulations of our Condominium Corporation. Thanks to Bill Lever, Peter and Janet Pronovost, Cheryl Seangio, Marcus Enns, Mary Nishi Lince, Brian Goldstein, Patrick Burt, Serge Gorelsky and Brian Malcolmson for carrying out this project.

Rooftop

The rooftop was opened on April 5th. Please clean the barbeques, patio and kitchen after every use so we all enjoy this space. As the rooftop is to be available for all residents to enjoy, groups should not be larger than 12, and everyone is expected to be courteous and share the space.

Air Conditioning

Our heat pumps cannot be used for cooling and heating during the same season. Using the air conditioning before the system has been switched over will result in heat pump failures. The system has now been switched and the cooling function can be used.

Rental Requirements

A legal document identifying the requirements of HP owners who lease their suites to renters will be finalized soon. This document must be completed and signed by all such owners and renters and submitted to Axia for each rental.

Garage Floor Cleaning

A notice for the date and times for the annual garage cleaning will be sent out shortly. In order to properly clean the garage floors, all vehicles must be moved from the parking stalls when requested. Failure to do so will result in a fine.

April 16, 2012