

Hudson Park News

Winter 2013- 2014

Special Interest Articles:

- OCSCC 809 hires a superintendent
- Your new Board of Directors
- Change of Property Manager

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We trust that this newsletter finds you well. As usual, there has been much activity at Hudson Park and the Board wishes to share the more interesting parts of it. We are currently working to get our minutes up to date on the website and if you would be interested in helping us restructure our website, we would welcome that.

OCSCC 809 hires a Superintendent

The Board has decided to create a permanent, full-time position for a building superintendent and this was recently authorized. It was offered to our current superintendent, Mr. Donald Clermont, who has accepted. As of December 18, 2013, Mr. Clermont will be our first employee. We encourage you to congratulate him on his new job with us if you see him around. There will be no substantial change in the way he interacts with us. All dealings will still be through the property manager; however, Mr. Clermont will be supervised by the President of the Board. We are also updating our cleaning service contracts and hoping for a smooth transition from the current contractor.

Your New Board of Directors

You may know that after every election, the Board is required to choose to formal positions: President, Secretary. In November, the Board acclaimed Len Babin as president and Candice Bougie as secretary. We typically assign roles to other Board members and Cynthia Leach accepted to be the treasurer and be responsible for special projects. Serge Gorelski and Bill Lever will focus on building issues and Board governance. We have a very talented and experienced Board to take us through 2014. Thank you, new members, for stepping up.

Change of Property Manager

This year seems to have been a tumultuous year for property managers. Most recently, Andrée has decided to leave us and in November, Mr. Shawn Paul, a vice president at Axia, took over property management duties here. He continues to be assisted by Elisha and the Board has given them as priorities: better contract management, improved rule enforcement, and improved accounting. All communications to the property manager go to spaul@axiaproertymanagement.com. Of course, communications to any of this year's property managers will be forwarded to Mr. Paul by Axia.

Christmas Party

By now, you know that we are hosting our annual Christmas social in the lobby of HP 2 on December 11 from 7 to 9 PM. The Board will be providing some libations and Axia Property Management has made a contribution to help make this party a success. We look forward to seeing you in large numbers. Other donations are welcome.

Recording Secretary

In response to a call for assistance earlier this year, owner, Nicole Baer, volunteered to be the recorder for Board meetings. This service can be obtained through the property manager; however there is a significant cost and time delay for the production of minutes. Nicole very graciously agreed to attend all our meetings and she produces minutes that would make anyone envious. We thank her very much for this volunteer support of the Board.

Volunteering

Some of you who attended the AGM advised us that you would like to volunteer at Hudson Park. The Board decided to test you by inviting you to participate in a Christmas decorating committee for the lobbies. It seems you were serious. Once the word got around, the committee ballooned to around 12 people. Thank you to all those who participated. There are lots of opportunities to volunteer at Hudson Park and if you would like to do more, don't hesitate to contact us.

Elevators

Keeping our elevators operational continues to be a significant challenge. Our most recent headache was the failure of the motor bearing in Car A at HP 1 for the 3rd time. During the summer, this bearing was replaced in situ by our elevator maintenance company, ThyssenKrupp, and the elevator put back into service in September. The Board sent the bearing to a bearing engineering company for analysis and was advised that it is failing because of "side thrust" which causes the rollers and races to become scored. ThyssenKrupp has recommended that the motor be replaced because they feel it is "electrically un-centred" which is causing a lateral force to destroy the bearings. The Board is currently reviewing options.

We are due to study these machines because our reserve fund engineering study is due in 2014. Thus, we have hired a local elevator consultant to conduct the reserve funds study and provide advice on a way forward with this motor. This continues to be a difficult situation; if history is an accurate predictor of the future, the bearing may fail again by February 2014 (a failed bearing does not create a safety issue). Therefore, the Board is on top of this to try and solve the problem with this equipment. We will also take the opportunity to try and identify the source of persistent noise problems related to the elevators for some residents of HP 2.



A special note from the Board to Nicole, Thank you.

HP2 residents are you experiencing persistent elevator noise in your unit?

Please report these issues to us, as it will improve our communication with the elevator consultant.

Sumps and Drains

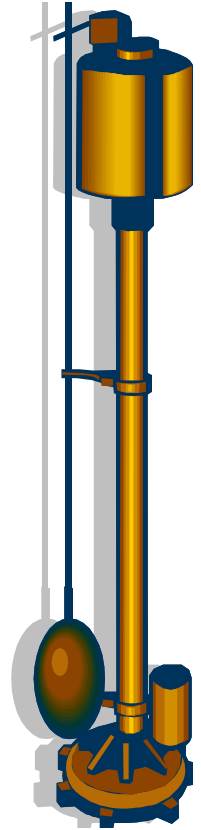
How does one make an interesting story out of sump pumps and blocked drains? In August of this year, we experienced minor flooding on the bottom level of the parking garage. Investigation found two problems: our sump pumps which exhaust water from the interior of the garage were not working and drains in the cement floors were plugged with the cement-like substance. Investigation found that one of the pumps had failed and would have to be removed and tested. It also found that the alarms monitoring the pumps had been disconnected (likely during construction) and that the floats which trigger the pumps were not working. An investigation into the problems with the drains found two lines half-blocked with cement (again likely during construction). The solution for unblocking them would be to use a special mechanical snake to try and dislodge the substance failing which the floor would have to be dug up and the pipes replaced. This is an ongoing saga. Watch for details in upcoming minutes.

Door Painting

We present this interesting conundrum to ask for your ideas. We are due to repaint the exterior of the unit doors at Hudson Park. Painting each door takes only 10 minutes but the doors must remain open for 1.5 hours. We have attempted to coordinate painting floor by floor but the busy lives of our residents would not permit everyone to be home for a few hours to get this done. We could hire security guards to accompany the painter while each floor gets done. Other condos that have a large number of retirees have had residents volunteer to accompany the painters (maybe there is a retiree employment opportunity there with all the condos we have downtown).

Bell Fibe

Our relationship with Bell Canada continues to be mysterious. We signed a contract with them in the spring of this year to bring Bell Fibe to our building. This was followed up by their marketing team announcing information sessions in our lobbies. By October, it was clear that the wheels had fallen off this project as we had received no communication and were unable to reach anyone. The president was able to use some contacts at Bell Canada to restart the initiative and it turns out that despite the first engagement, Hudson Park was not on the list for installation for another couple of years. We were able to convince Bell to take a look at our new property to see if it could easily be connected to Fibe and to see whether we could be moved up on the list of installations they are performing downtown. Last Friday (2013-12-06) technicians visited Hudson Park to access our property. We are still awaiting information on this.



Do you have an economical solution for our door painting issue? Please contact us.

Window Cleaning

What happened to our window cleaning, you ask? This year, the Board tried a new contractor and the services were provided much later than usual. It took over two weeks to clean the windows in HP 1 because of weather issues (and we're not even certain that they are completed) and by that time, winter had firmly set in. We asked the window cleaner to stop the service and come back in the spring. We will be sure to get this schedule early so that the service can be completed at the right time.

Parking Committee

During the course of this year, the Board authorized the formation of a volunteer parking committee. Our visitors' and regular parking continue to be abused here at Hudson Park and the Board has decided to take definitive enforcement action regarding these rules. So, if you are storing things in your parking space, renting it to outsiders, it is soiled because of the dripping car, or any other rules are being violated, expect to hear from us.

Welcoming Committee

Board member, Candice Bougie, has expressed an interest in creating a welcome committee for Hudson Park. Aside from getting to know our neighbors, this group would offer an excellent service by answering questions for new residents and this could lead to the reduction in the breaches of our rules. This committee is currently in its formative stages.

Landscaping

We have been advised that there are some potentially serious problems with our gardens. The soil has settled or been blown away, in some places the depth of the containment does not appear to be sufficient to support our trees, the trees in our front garden were planted too deeply, we may have deficiencies in our drainage, and some of the plants provided by the builder are not appropriate for the application. The Board has tabled this issue until the New Year when we will carefully study it to identify the problems.

Heat pumps

The heat pumps at Hudson Park continue to experience an above average failure rate with the totals reaching close to 25 failed pumps to date. A committee has been formed to identify the issues and it is working with our mechanical contractor, Ottawa Mechanical, to try and identify the problem as well as any recourse. The failures are related to the aluminum coils in the unit which are failing because of corrosion. The units installed by the builder are commercial units with a one-year warranty (residential units with 10 year warranties were available close practices). The committee is diligently working on this and plotting a course of action.



Interested in participating and serving as a key contact to a new resident, please contact us.

If you have expertise in gardening and would care to participate in a committee, please contact us.

Important Contact Information

Emergency
(Life Threatening or
Crime in Progress)
911

Non – Emergency
Ottawa Police
Office
613-236-1222

Ottawa Bylaw
Services
311

Shawn Paul
(Property Manager)
613-738-9700
Ext. 125

Donald Clermont
(Superintendent)
613-286-1127

After Hours
(5pm-9am)
Emergency
613-736-6280

We're on the Web!

See us at:
hudsonpark.ca

Register building
Service and Repair
tickets
www.axiamanagement.com

Lighting Upgrades

Changing common-area lights to LED bulbs. Hydro Ottawa has an energy conservation program which subsidizes the conversion of existing lighting to LED. Two firms quoted on the cost of changing some of the bulbs in the common areas to LED bulbs, in order to save on electricity costs over the long term. There is a 50-percent subsidy available from Hydro Ottawa to defray the installation costs of such a retrofit. A previous inspection by Hydro Ottawa found that much of the existing bulbs were too new to make a retrofit economically worthwhile at this time, with the notable exception of some lights in the lobbies and lounges. It was felt that the quote from Lighting Enhancement Corporation was the better of the two as it was more detailed and complete. It estimated that the gross project cost would be \$2,739.42, although the Corporation could expect to recover a Hydro subsidy estimated to be \$1,369.71. Electricity savings from this initiative would be roughly 50% annually for the affected devices.

Rooftop patio furniture

You may have noticed that our rooftop tables are deteriorating prematurely. The Board is looking at options to replace the outdoor tables on the rooftop patios. There was general support for some simple but elegant plastic table tops, for \$89 each, which could be mounted on the existing table bases.

Bring your idea or expertise to the board

Would you like to see improvements or alterations about a certain topic? Simply gather some of your fellow likeminded neighbours, develop a committee, advise the board/property manager, do your research, and present your ideas to the board at an up and coming meeting.

The Board cares about your investment because it is ours as well.

Help write the Hudson Park News

If you would like to develop your own article, piece of interest, Foodie column, events column please contact us. We would welcome the expertise.