

BOARD NEWS

Director Moves On

Candice Bougie, elected to the Board of Directors last September, has moved from Hudson Park and resigned from the Board. We're very sorry to see her go. In the short time she served on the Board, she made a great impact. She agreed to take on the responsibilities of Secretary, and initiated our first-ever Welcoming Committee for new residents.

A Board position is available to be filled by a Board decision. If you are interested, please contact us.

Candice's enthusiasm was infectious as she spearheaded efforts to promote neighbourliness, volunteerism and engagement in our little community. Among other things, we owe our terrific Christmas party to the crack team of volunteers she was able to pull together in a short space of time.

We will miss her. At the same time, we feel we can best honour her efforts by seeing that her initiatives live on despite her departure.

Volunteers Always Welcome

To carry on in Candice's footsteps, we call on you, the residents of Hudson Park, to step forward as volunteers. If you'd like to get involved in the Welcoming Committee or any of a number of initiatives that are just getting underway, please contact us through the property manager. If you are already volunteering, we thank you for your efforts on behalf of all Hudson Park residents.

A **Welcoming Committee** is in the planning stages at Hudson Park. If you would like to contribute to this initiative while getting to know your neighbours, we want to know about you.

Elevator Ups and Downs

As you know the service we have received from our elevators has been less than reliable and they require constant vigilance. Our neighbours at The Mondrian have had to replace all their elevator motors (the same type as ours) after four years of headaches. Ours continue to perform well enough, and certainly safely, but the Board is fully aware that the next stoppage is just a matter of time. At our recent AGM, the elevator company told us that we should replace one of the motors because a malfunction causes a bearing to fail. We have yet to receive sufficient evidence to support this significant expenditure and we continue to search for the best information to make this decision. Of course, we will advise you as soon as we have good evidence for a decision.



Bell Fibe is Finally Coming to our Building

Last March, the Board signed a contract to have Bell Fibe brought into our buildings. In what was clearly not one of Bell's finest hours, it took nearly a year of phone calls, e-mails and false starts to find out when this would actually occur. Finally, we have news.

A construction crew placed the fibre optic cable on Feb.18. They did not encounter any blockages in the existing duct and were able to bring it to the telephone room later. From there the splicing team and the electronics team will work on the installation within the building, and they expect to be done Feb 28. Following a four-week testing process, the service should be available for purchase by late-March. The best news is that Bell marketing people assure us that you'll be eligible for some great deals.

The Downtown Condo Group (DCG) continues to flourish and we are active participants. The group was created in 2013 to bring together directors of downtown high-rise condos to discuss issues of mutual interest. So far it has led to cost savings, brought experienced people together and enabled us to share valuable information. The new LED lights in our lobby chandeliers, for example, were the result of discussions at the DCG. The organization's leadership team, which includes our president, Len Babin, meets monthly and the members meet quarterly.

CLEAN AND GREEN

With spring in the air, it's a fine time to take stock of the many initiatives underway to keep Hudson Park a clean, green and pleasant place to call home. Here are some highlights:

Superintendent

We are delighted that Don Clermont is now our full-time superintendent. If you've ever had occasion to deal with him (and pretty much everyone in the buildings has), you'll know he is deeply committed to Hudson Park and its residents. He has accumulated a great amount of knowledge about the buildings and the way things work here.

And he puts that knowledge to good use in his many tasks and responsibilities—including supervising the cleaning staff and ensuring that the many contract workers we

require to keep this property running show up as promised and actually carry out the work we hire them to do. You'll also note Don is now sporting new uniform shirts with the Hudson Park Logo.

Don works weekdays from 8 a.m. to 4p.m. and on Saturday mornings. You may reach Don during these hours at 613-286-1127. For after-hours emergencies, please contact Axia Property Management at 613-736-6280 (5p.m. to 9a.m.). Our property manager is Mr. Shawn Paul, and he can be reached at spaul@axiamanagement.ca.

But please remember that Don is an employee of the Corporation; he cannot fix problems inside your unit that are the responsibility of each unit owner. Still, if you have an issue, by all means let him know. He'll be able to tell you who is responsible for repairs, and can generally also point you to good repair people.

Cleaners

Our new cleaning contractors have started work at Hudson Park and we're confident that you'll notice a big difference in the lobbies, hallways, amenities rooms and other common areas of the buildings.

We have contracted with Titan Cleaners and Mark, the owner, spent the first week with us getting to know the property. We also have added an extra winter shift so that we can meet the challenges of all the grime that winter brings into our buildings.

And because no one wants strangers wandering around in our building, you'll note that you can identify our cleaning crew through new uniform shirts with the Hudson Park Logo.



Organic Recycling

What started out as an idea from a Hudson Park resident has blossomed into a very popular and successful initiative. We're happy to report that the green bin organic recycling program has really taken good root at Hudson Park.

It's clear that many of you have more than embraced this opportunity to do a little something for the planet. In the process, you did a little something for yourselves – we have been able to discontinue a garbage bin pick-up, for a saving of \$6,000 annually.

We also expect a reduced number of garbage chute cleanings because less biological material gets caught in the chutes. We know that it's easy in the winter (have you been storing your green bins on the balconies in the cold?) but we urge you to continue the program throughout the year.

You may also be interested to know that CTV Ottawa news recently reported that the City of Ottawa is now diverting 50% of his garbage from the landfill by using this program. And we are doing our part!

And, if you aren't yet seeing green, we encourage you to get involved. Please contact Dawn, our superintendent, for further information and to obtain a green bin. You may also obtain residential green bins by contacting the city.

Bottle Recycling

By now, you should be well aware that you are able to recycle liquor, beer and wine bottles, as well as beer cans by placing them in a special container in our garbage rooms. Hats off to Julie Pearson and Marcus Enns, who

Hint: You can get compostable paper bags at a reasonable price at Rona for 10 7-litre, double-ply bags for \$2.99. <http://www.rona.ca/en/food-bin-liner-42505001--1>. Costco also has these bags at a good price.

approached the Board to tell us about this program. Not only does it make sense to return these valuable bottles, but by doing so you are helping a local charity. Thanks for participating. Thanks for being careful about what you put into these bins. We are very proud of this program.

Our Garbage Rooms

We're very proud of what Hudson Parkers have accomplished with recycling. Continuing success requires everyone to follow some simple steps when using our self-serve garbage rooms:

1. Place the various types of items into the right receptacles (guides are affixed near the containers).
2. Follow the City of Ottawa special collections calendar for Christmas trees, paint and chemicals, large items, etc. <http://tinyurl.com/mb8grow>
- 3.
4. Place only biodegradable materials into the green bins—no plastic bags or other foreign material.
5. Place only bottles into the bottle collection containers. Empty your beer cases into the container and place the cardboard beer case into the paper recycling bin.
6. Put only batteries in the battery recycling container. The recycling company may discontinue our service if it finds other types of refuse mixed in.
7. If you're not sure what to do with a particular product, please ask the superintendent. sk the 613-286-1127.

We're also wondering whether residents might like to create an exchange table. Say you have a blender that works perfectly well, but is the wrong colour for your new décor. It doesn't make sense to throw it in the garbage and it's too hard to sell. Maybe a giveaway table would make someone very happy. Let us know through the property manager.

Spring Cleaning

When you owned a home in the suburbs (and we know that, like us, many of you did) spring heralded the Order of the Rake. It was time to get out and pick up the winter garbage, scrape the winter kill from the lawn and get to know your neighbours again. Well, Hudson Park is no different. We have more outdoor property than most downtown condos and it all needs tending. We think that a spring property spruce-up would be a way to get our property cleaned up earlier than most, while giving neighbours to get to know each other. What do you think? If you want to organize or participate in a spring cleaning bee, please get in touch with us

When you're vacuuming your front entrance, why not open your door and vacuum your "front step?" Or wipe down the winter salt stains from your threshold? Every little bit counts.

Garden

At Hudson Park, we're lucky to be able to walk out onto an attractive terrace and sit among trees and other plants.



Unfortunately, our little urban oasis has developed some problems.

Experts we've consulted advise us that some of the planters are too small for the types of trees that the builder originally had planted in them. Other types of shrubs and flowers are similarly inappropriate for their locations, so we are planning to move some in the spring.

But our efforts to solve our landscaping issues are being hindered by other, more serious challenges. Key among them are significant drainage problems affecting the front garden, as well as a water leak that is penetrating through the front garden floor to the parking garage below.

We have already conducted considerable research into the problems and will continue to address them as spring nears. As always, however, we're happy to crowd-source more solutions. If you have any expertise in gardening, tree planters or other related matters, we're happy to hear from you. We have been trying to form a gardening committee for some time.

Clean-outs

By now you have heard that the corporation has had to install cleanouts in the stacks. But what on Earth does that mean? Each sink in your condo attaches to a common drain that starts at the roof of the building (acting as a vent) and goes all the way to the garage and out to the city drainage system. This drain is called a stack since it serves a "stack" of condos and it is identified by the condo number it serves, e.g.: the 06 stack serves all the '06 condos – 1706 down to 206. Our drain stacks have prematurely clogged with grease and have had to be cleaned out. The builder has not installed clean-outs and it is impossible to poke a brush down from the roof and clean these drains.

Clean-outs had to be installed on three levels to perform this job. The drain had to be cut and a Y joint installed so that a brush could be passed into the drain to free it of grease and debris. This has now been accomplished for one of the stacks at 245 Kent. We are checking the remaining stacks to create a schedule of clean-out installation. In the meantime, you are reminded to be careful about what you pour down your drains.

Dryer Vents: The skinny on lint

Your dryer exhausts to the exterior via four-inch metal pipes. Where the distance from the dryer to the exterior is long, an air-pressure-actuated, electric booster pump aids in exhausting the dryer. Dryer exhaust cannot be evacuated without being filtered or dryer lint would collect in the exhaust pipes, causing a fire hazard. There are two filters that exist between your dryer and the outside – a filter built into the dryer (usually in the door opening) and the builder has installed a secondary filter mounted on the wall or in the ceiling where your dryer is housed. It is very important to clean both filters regularly. Failure to do so could lead to the overheating of the dryer or to lint bypassing the filters and lodging in the exhaust pipe.



The exhaust pipes are due to be cleaned and the Board is searching for a qualified contractor who understands our system at HP. We will soon give you notice of the servicing of these pipes.

NEWS YOU CAN USE

Rules Review: From time to time you'll see us send around a notice citing some condominium bylaw or another. This may seem tedious, especially if you never break the rules, but the closer people live together, the more rules become important.

Our rules exist for good reason: They ensure that our wonderful property is a clean, attractive, safe, secure and a pleasant place to live. Rules apply to all of us equally, and we all benefit when everyone respects them.

So here is a smattering of dos and don'ts, representing a few of the issues that take up more of the Board's time than they should. We ask you to please take them to heart:

Do:

- Register your vehicle with Axia and park only in your designated parking stall.
- If you receive a visitor, they may park for 48 consecutive hours in the visitors' parking spaces, after which you should contact the property manager.
- Store your bicycle on the rack in your parking spot or in your storage locker. No balcony storage and no bringing it through the lobby.
- If you or a tenant are moving in or out of the property, contact the superintendent, Don Clermont, well in advance to book the elevator to protect yourself against liability for damage.
- Make sure your windows and balcony doors are covered with curtains or blinds that are white or off-white.
- Take the time to sort out your garbage and place things in the proper location.

Don't:

- Bring your bike up to your unit.
- Allow your pet to relieve itself on your balcony or the shared terraces.
- Let your pet run unleashed on our common property.
- Allow anyone into the building whom you don't know.
- Park in the visitors parking if you are a resident of HP.

You can find the complete list of Hudson Park's rules and bylaws at www.hudsonpark.ca

Magnetic Door Stops: In the summer it is always enjoyable to open the windows and let the breeze blow through. However, we have likely all been startled by doors slamming because of the wind. You can solve this problem by installing magnetic door stops from Lee Valley Tools. These will even hold your condo door open so you can get your groceries inside comfortably. You can find them here:

<http://www.leevalley.com/en/hardware/page.aspx?p=62144&cat=3,41305,41294>. They will replace your regular door stops easily.

Water Alarms: The Ontario Building Code requires that washer/dryer and hot water tank installations in condos be back-stopped by trays to catch any leaking water from accidents or burst pipes or hoses. However, water could leak into the tray for a long time before you would know about it. This can be solved by installing a water alarm. The one featured is a basic model that costs \$11.00. However, there is a large variety of these devices, and you can even find units that will send you an e-mail if they detect a leak. Start your research here: <http://www.homedepot.ca/product/water-alarm/925817>



Heat Pumps: We continue to receive reports of heat pumps failing because the coil inside becomes prematurely corroded and leaks, requiring an expensive replacement. A committee of volunteers, acting at the request of the Board, has been researching the problem and potential recourses. The committee has noticed that the coils are more apt to fail when the system is switched over between heating in winter and cooling in summer, which means that further failures may be around the corner. If you encounter problems with your pump, please let us know through the property manager.

Wine and Cheese: The Board has found that wine-and-cheese events are a valuable way to get to know our neighbours and to exchange information about the building and the things that go on here. We host them quarterly so that you can plan for them well in advance. Our next wine and cheese will take place in March and the date is being determined. The Board contributes \$150 for wine and munchies, but we always welcome donations. We will let you know the date as soon as possible.

Rooftop Patio: We will soon be getting back to the outdoors and to our rooftop patios. The Board will be replacing the table tops this year as they have failed prematurely. Our BBQs have been maintained and prepared for the spring and we will open the rooftops as soon as possible.



The Board created a budget for property improvements and one suggestion was to install permanent awnings or gazebos on the roofs. As you know the builder promised parasols but did not deliver them. The roofs are in the direct sunlight and having some shelter from the sun would make them more enjoyable to use.

If you like this idea, please let us know. If you have any other ideas about property improvements, please don't hesitate to share them as well.