



THE PARK BENCH

OCTOBER 2016

HUDSON PARK'S QUARTERLY EXCHANGE OF NEWS AND VIEWS

Committee Reports

The **Social Committee** organized a "Frost on the Pumpkin" wine & cheese event on October 13th, which was well-attended. There was an opportunity to indicate interest in the possible creation of other social activities, such as: book club, games night, and coffee meet-ups. Another get-together will take place in December, and it is hoped that many residents will attend to celebrate the holiday season together. Notices for the Christmas gathering will appear in December - so please do look out for such events so you can plan to attend. These quarterly gatherings provide a great opportunity to get to know your neighbours, as well as exchange information about the goings-on at Hudson Park. **By Pam Gahan**

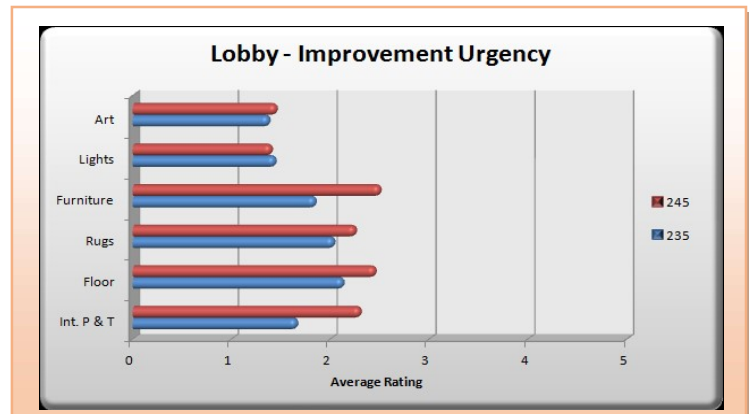
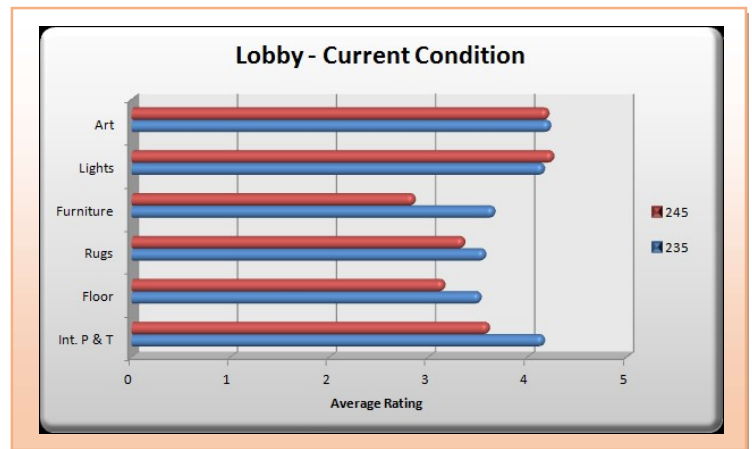
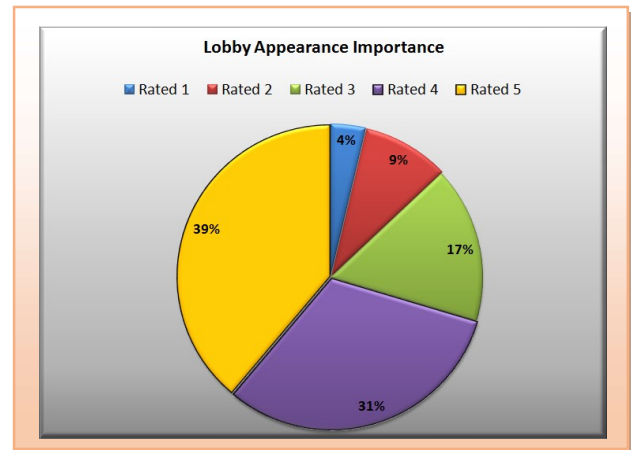
The **Communications Committee** has produced their *Welcome Package* for new residents. The pet project of long-time HP resident Tad Finley, the package includes handy tips about living in the building, key contact information, and brochures about Ottawa.

The Committee is pleased to announce that you can now view issues of *The Park Bench* online by registering on the Axia website: condogroup.ca.

The **Landscaping Committee** has been hard at work: the lower courtyard is currently being replanted, mulch has been added, and trees are being pruned. This work should be completed by the end of the month. A tree on Nepean which was vandalized (stripped bark) is also being replaced. The rooftop gardens will be replanted in the spring. An owner survey is being contemplated on the subject of the upper courtyard, to be prepared and distributed in the new year. The city's construction project has resulted in the removal of some curb stones, which have been reset. Some additional planting will be done in the spring, as necessary. **By Kate Adreas**

The **Lobby Refurbishment Committee** has received the results of the Lobby Survey, thank you to all who participated. The responses have been presented to the Board for review and consideration. First impressions of the results show that the lobbies are important to residents, the overall condition is satisfactory, and the urgency to improve them is low.

The next meeting of this committee will review and discuss all of the results and comments submitted. Below are three of the graphs prepared to illustrate the ratings collected from residents. **By Mike Devoe**



HP Resident Profile

Did you know that we have the brewers of Brown Van Beer living at Hudson Park?

Erica and Paul Braunovan were the very first people to move into 235 Kent Street, and this spring they launched their very first beer – a Kolsch!

With daughters Ashena (9) and Shania (6), they love living in downtown Ottawa and they are really excited about brewing beer that people in Ottawa are raving about. Both attended Carleton U and then travelled together to explore their roots in Ireland (where they became engaged) and Germany. With a shared passion for beer, they sampled and compared countless types and brands in both those countries.

In August, Erica sat down with Jan Morgan, a member of the Communications Committee, so that we could learn a little more about our neighbours – the conversation is edited for print.



What's next? Paul has worked through the arduous red tape for LCBO approval- so fingers crossed there... and we will introduce our beer to more pubs and restaurants. Then it's back to recipes and tasting for an Irish ale to honour Paul's roots!

Erica and Paul Braunovan are the creators and proprietors of Brown Van Brewing, incorporated in 2015. Their first batch of beer was released to the public in May 2016.

Interview by Jan Morgan

Why are you brewing Kolsch? - and what is it? Kolsch beer originated in Cologne, and our Brown Van Kolsch would even pass the purity test in Germany! It's a beer that we both really like and it's a beer that really stands out. The fermentation stage gives it the full and fruity taste of good ale, plus it's 'lagered' at cold temperatures which makes it nicely crisp and clean. It's a great drink to start out with and pairs very well with food. In summer, Kolsch is pleasantly refreshing and in fact, it stands up as a substantial beer all year round.

We are told that people who try our Kolsch tend to order a second one – it's really easy to drink! And it's going to be a brilliant part of Oktoberfest given its German origins! ...Last week we were eating out and we couldn't believe it because some people walked in and we actually over heard them say "YAY! Brown Van is still on tap!"

Where can Hudson neighbours enjoy drinking Brown Van?

Close to home - our kegs are in Clover, James Street Pub, Atomic Rooster, The Berryman and Craft Beer Market (all on Bank Street). Pubs and restaurants tend to rotate micro-brews on tap, so wherever you go, be sure and ask for Brown Van – especially if you don't see it!

What do you like about living at Hudson Park? I use the gym a lot – that's great... and I like how well-maintained the building is. Every time I walk into the lobby I appreciate my home and the work that others do here. Being able to walk everywhere is good too. Our children and I walk the few blocks to school and we enjoy Dundonald Park often. There are some great, local restaurants; we especially like 222 Lyon, Aroma, and Atomic Rooster.

When the Season Changes..

By Mike Devoe

It's a good time to remind ourselves to visit some important housekeeping items.

Heat Pumps

Maintenance of the heat pumps located in each unit is the owners' responsibility. Please be diligent in replacing the filters and having the unit inspected and cleaned by a professional on a regular basis to prevent water leakage, ensure cleaner air delivery to your unit, and keep the system running optimally. *Walmar* and *Filtration Lab* are two companies that carry the correct-sized filters for the our heat pumps. While you may choose any HVAC company, *Vision Air* has an existing relationship with HP and is familiar with our systems.

Dryer Filters

Maintenance of the clothes dryer lint filters is two-fold

- 1) Clean out the lint trap **inside** your dryer before each use.
- 2) A secondary filter which vents to the **outside** is mounted on the wall or in the ceiling where your dryer is housed (see picture below). This needs to be cleaned regularly to prevent blockages and possible fires.

Secondary Filter Door



Spokes

By John Gahan

There is good news to report about the Bike Room at Hudson Park (on Level A of the garage). As most of you know, in late August the Condo Board instituted a registration system, whereby stickers had to be claimed and affixed to bicycles by those using the room. This was done because the facility had become quite overcrowded, and it was thought that this might be because some residents had moved out without taking their bikes. While that turned out to be true, the number of unclaimed bikes was not as large as anticipated. In fact there were only three, which have been duly removed and donated to charity as promised.

We can say that the Law of Unintended Consequences came into play here to everyone's benefit. In this clean-up process a few more than the three abandoned bikes were also taken out of the room. Moreover, not only did owners affix stickers to their bikes as required, but they also stood them back up and parked them in the racks wherever possible. The room is now far less a jumble than it once was!

At last count there were 36 bicycles parked in the room. Sadly, 14 of them had flat tires and are therefore merely taking up space that could be used by residents with working bikes. Regardless (and to end on a positive note), the situation in the Bike Room is much improved, and everyone at Hudson Park involved in the effort is to be applauded.



The Park Bench is published by Hudson Park residents and owners on the Communications Committee. We welcome volunteers, comments, story ideas, and *HP Resident Profile* suggestions.

Please write to us at:

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