



# THE PARK BENCH

JULY 2016

HUDSON PARK'S QUARTERLY EXCHANGE OF NEWS AND VIEWS

## From the Editor's Desk

Summer in Ottawa—a time to invite friends to share the commanding view from the rooftop terraces, to grab a book and escape the heat in the air-conditioned lounges, or to pause in the shade of the courtyard and contemplate life.

This summer edition of *The Park Bench* is all about the great things that have happened around our home in recent months, from the season-launching wine-and-cheese to the info-packed AGM. There's lots to celebrate, including the successful replacement of all four elevator machines.

But life in a densely-packed community such as ours is not without the odd irritant. This edition touches on a few of the issues that have come to our attention. As the mercury rises, it's important that we all keep our cool. And that we try to remember that it's all about courtesy and neighbourliness.



A reminder that you can look up all back issues of *The Park Bench* and earlier newsletters in binders in both lounges. We're also gearing up to post the electronic versions online. See the Communications Committee report on p. 2 for details.

## Board addressing major challenges, AGM told

With two costly projects completed in 2016, the new priority for the re-elected HP Board are the problems posed by a failing garage-floor membrane, Board Chair John Manwaring told the Annual General Meeting on July 6.

The rubberized membrane, whose purpose is to protect the four garage levels from damaging water infiltration, were either poorly installed or are breaking down, Manwaring said. Either way, he added, it will need to be repaired. The Board will hire an engineer to map out a solution.

The membrane trouble comes on the heels of two other issues that arose much sooner than expected in the life cycle of the property.

The biggest by far was the replacement of all four elevator machines between January and July of this year, at a cost of \$352,000. The new system of motors, bearings, pulleys, brakes and cables is expected to result in quieter service and fewer disruptions, said Llewellyn Fernandes, the director spearheading the project.

Another \$50,000 had to be spent to fix problems arising from the contamination of glycol in the heating and cooling system of HP1. Treasurer Rob Andras said the Board worked hard to offset these expenditures with prudent savings and a special levy spread over two fiscal years.

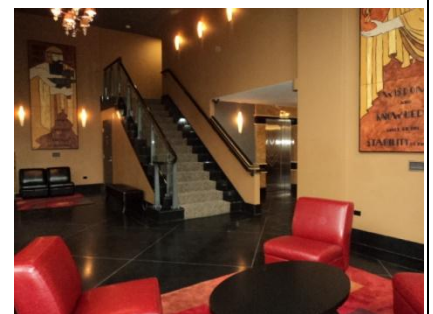
Director Jean-Claude Gavrel added that the ambitious project to replace more than 1,800 regular light bulbs with LEDs had already cut power consumption in the building by 11 percent. HP is on track to save about 160,000 KWh per year, worth about \$25,000 annually at today's electricity rates.

Manwaring said the Board's aim over the year was to preserve the value of the building through responsible maintenance, while keeping condo fees as low as reasonable.

"Our No. 1 goal was to ensure that Hudson Park remains the best condo in Ottawa," he told the meeting.

The budgetary pressures pushed other initiatives, including lobby and landscaping enhancement, down the priority pile. Even so, he said, the Landscaping Committee has been active over the spring and summer (see report p.2), and a new residents committee, chaired by Director Michael Devoe, will soon survey owners on their perceptions of the building lobbies. Residents have also discussed forming a committee to explore green initiatives such as electric-car charging stations, and another to address accessibility barriers such as the heavy main doors to the buildings, the Chair said.

The Board and Axia Property Manager Eileen Boles were applauded for their work over the year. Manwaring, Andras and Gavrel, whose terms expired at the AGM, were re-elected by acclamation.



## Committee Reports

The **Social Committee** welcomed the summer with a well-attended wine and cheese reception on the roof of HP1. About 50 residents noshed, chatted and sipped cool drinks while enjoying one of the finer views of the Ottawa skyline.

The **Communications Committee** is putting the final touches on a 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, as well as brochures about Ottawa.

The Committee continues to publish these quarterly newsletters, as well as a special AGM-related edition of *The Park Bench*. Moreover, the Committee is developing an online home for the electronic versions of the newsletters on the Axia website, [condogroup.ca](http://condogroup.ca).



Photo: Nicole Baer

The **Landscaping Committee** engaged landscaper BCW to clean up the flowerbeds in spring and for continued maintenance of the outdoor spaces through the season. The committee is also mulling over several options to spruce up the gardens, including adding soil, gravel and mulch, and planting different species of greenery. Two Committee members are also continuing to tend the plants inside the lobbies.

## Fit for the summer

Living downtown means great walking and cycling, but if you prefer to boost your fitness right here at home, why not try our well-equipped exercise rooms?

In each second-floor fitnessroom you'll find an elliptical trainer; a stair-climber; two stationary bikes; two treadmills; a dumbbell rack with

eight pairs of weights from five to 40 pounds; a cable machine, and an adjustable strength-training bench to tone those abs.

You can view one of the cable TVs while you're exercising. And if there's nothing worth watching on the tube, you can always admire the lovely gardens just outside!

## Neighbourly Notes

- ✓ Summer and music go hand-in-hand. But, with other people's windows open to catch a bit of breeze, remember to dial back the audio, especially late at night and early in the morning.
- ✓ Common areas such as lounges, gyms, lobbies and terraces exist for everybody's enjoyment. Please share the spaces, and always leave them as clean and tidy as you found them.
- ✓ With the growing popularity of online booking services such as Airbnb, it's important to remember that units in HP cannot be used as hotel or boarding rooms. The rules prohibit short-term rentals, because giving strangers with no commitment to our property a key to our home can be unpleasant for residents and pose a security risk.

*The Park Bench* is published by Hudson Park residents and owners on the Communications Committee. We welcome comments, letters to the editor, and story ideas. Please write to us at [thehudsonparkbench@gmail.com](mailto:thehudsonparkbench@gmail.com).

## Spokes

By John Gahan

As promised in my last column, there's now some news to report on our overcrowded bicycle room at Level A in the garage. It's come down to whether it's meant for parking bikes that are in regular use, or for storing those that are not.

I think I speak for all of us who ride regularly (i.e., several times per week) when I say that the bike room should be a place to park our wheels easily and quickly without having to lift and lock them to the racks at our parking spots. The racks seem better suited to storing bikes not regularly used. (Of course, if you have no parking spot or bike rack, the bike room is definitely for you!)

The trouble is that the room is packed. And, when I recently checked, 28 of the 41 bikes in the room (nearly 70 percent) had flat tires, which suggests that those bikes are either abandoned or not regularly used. If they were stored elsewhere or recycled (no pun intended), the problem of overcrowding would be solved.

Fortunately, the Board and the property manager have got rolling on a solution of their own. Over the summer, watch for a new system under which all bikes left in the room will need to carry a special sticker. Those that don't will, after a reasonable period, be cut loose and given to charity. Let's hope this means that an enjoyable ride around town will no longer begin and end with a frustrating entanglement of handlebars, pedals and brake cables.