



THE PARK BENCH

January 2018

HUDSON PARK'S QUARTERLY EXCHANGE OF NEWS AND VIEWS

Amended Condo Act

Amendments to the Condominium Act 1998 have come into force, with the final changes expected to take place in February 2018.

There are a number of improvements intended to provide Owners with more control, knowledge, awareness and management of the affairs of their condominium corporation. This includes:

- Improved communications from condo boards
- New voting rules
- Condo directors' disclosure and training
- Improved records requirements
- Condo authority tribunals
- Required training, education and licensing of condominium managers and firms

The implementation of the Condominium Authority of Ontario and its tribunal, as well as new education and licensing requirements for manager will all come with increased costs to the Government of Ontario and increased work for property managers. As a result, these additional costs will be passed on to condo owners directly through increases to our condominium fees. These will be reflected in the new budget for 2018-2019 to be presented at the next Annual General Meeting.

Please visit the Hudson Park website for links to websites and documents that will provide you with detailed information about these changes. www.hudsonparkottawa.com

Donations to the Food Bank

Many thanks to those residents who contributed items for the Ottawa Food Bank donation boxes in the lobbies of HP I & II over the holiday season. Christine Moore and Michael Devoe transported the donations to the drop-off at Massine's Grocery, and so many thanks to them also.

Yoga at Hudson Park – An Update

There was some enthusiasm expressed for Yoga at Hudson Park in response to the notice in the October edition of The Park Bench. Unfortunately, this activity is on hold at this time because of concerns about insurance in the case of injury. Pleasant as it would have been to have group yoga sessions on the premises, residents are reminded nonetheless that there are a number of yoga studios nearby in Centretown as well as the Glebe.

Water Heater Tank Inspection

In the continued efforts to minimize condo corporation costs through proactive maintenance activities, the Water Heater Tank inspection effort conducted this past fall was very successful. The free inspections conducted by Reliance Home Comfort identified a total of 22 water heater tanks for replacement. That's 10% of the tanks in the buildings! Even a single incident as a result of a worn-out water heater tank could cause thousands of dollars in repairs. Many thanks go to Eileen for organizing this effort and all the residents/owners that took the time to schedule and be home for these inspections. We will be looking to schedule another inspection effort next fall.

WiFi is available in both 235 and 245 Kent Street Lounges and Exercise Rooms
Courtesy of www.fibrestream.ca

Upcoming Improvements at Hudson Park

Your condo board and property manager will be scheduling the following improvements over the course of the upcoming year:

Water Heater Tanks – We will be looking to schedule another inspection effort Fall 2018

BBQs – The two BBQ stations on the rooftop of 245 Kent will be replaced at the start of the next season

FOB access - Installation of a building access control system that includes fob access. Yes, you will no longer have to struggle with key access entering through the front doors

Non-Smoking By-Law proposal – The condo board will be proposing a change to the existing Hudson Park non-smoking by-law to address concerns raised as a result of the upcoming change to the federal marijuana laws

The Board will also be looking into the following items. These may result in follow up activities at Hudson Park this year:

Retaining Wall – The condition of the retaining wall between the 245 Kent and 375 Lisgar buildings needs to be improved. Further communications will be issued by the property manager as this project gets underway.

Caulking Inspection – The age and observed condition of exterior building caulking has been assessed. The Board will assess the inspection report and determine any necessary course of action.

Electric Car Charge Station – The Board has been asked to address the accommodation of electric car charge stations at Hudson Park. Initial investigations are underway.

Balcony Door Shifting – A number of balcony doors have shifted and are hard to open/close/lock. A report has been provided to the engineer for further investigation and recommended repairs.

ARE YOU THINKING ABOUT ANY UNIT UPGRADES?

Notification of meeting
by residents – for residents
Wednesday, April 4th at 7:30 p.m.
235 Lounge

Some of our neighbours have indicated an interest in sharing their experiences and their interest in various work done in their own units, for example: floor refinishing. If you are interested in discussing possible projects and procedures in your unit at Hudson Park you are warmly invited to join your neighbours in the lounge this April. This is your invitation to attend, please register with Jan by email: thehudsonparkbench@gmail.com

IMPORTANT

Nothing discussed in this meeting will be sanctioned or endorsed by the condo board or the property manager.
None of the findings in or from this meeting are automatically approved for procedure.
Condo rules and regulations must be consulted and complied with for any condo upgrades.
This is a meeting by residents for residents. Like a chat 'over the fence'!

HVAC SPRING SERVICE

In the Fall we organized the first Hudson Park 'Group Service' for in-unit HVACs, and we are now suggesting the same for the Spring. By grouping together, we have found we can secure approximately a one-third savings on the service cost. As you know, the HVACs are purchased by the owner of the unit, and the owner (or resident) is responsible for their proper function and for regularly changing the filter. If your system was serviced in the Fall, this is not meant for you, as the recommended service schedule is annually. Otherwise, read on:

You will need to be in your unit or to arrange for someone to be there for you.

The logistics will be looked after by our volunteer coordinator, who will be in touch with the service technician.

If enough people sign up, it may be possible to have the technician visit your unit in the morning or afternoon, but in the end, it all depends on numbers.

We expect the services to proceed just as soon as the two buildings' main HVAC Systems have been switched from heat mode when the weather warms up in the Spring.

To sign up, please just email: thehudsonparkbench@gmail.com

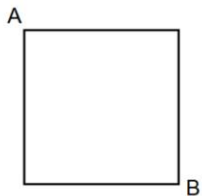
Mind the Gap

If you've ever travelled on the London Underground, you've likely heard over the P.A. System in many stations "Mind the Gap," meaning to be careful to step over the space between the platform and the train. All of us at Hudson Park could keep this in mind ourselves in the winter when entering or leaving the elevators so as not to track the muck from our boots over the bare floors between the lobby and elevator carpets. Always remember to "Mind the Gap" (and you'll be doing your part to keep our buildings looking their best and to make Law Hay's life a bit easier too)!

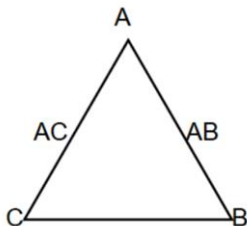
How to Make Compost Bucket Liners from Newspaper

5 easy steps to make your own compost bin sleeves from paper.

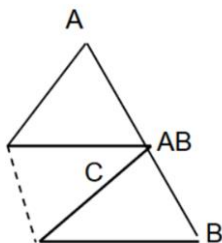
- 1) Start off with a square, then bring point B to A



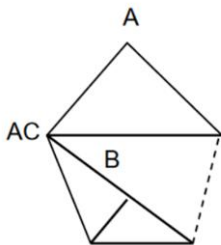
- 2) To form a Triangle



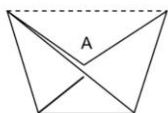
- 3) Bring point C to AB



- 4) Bring Point B to AC



- 5) Fold A points down on both sides



Compost liners are also available at your local grocery store.

Plumbing Meeting Held

The Board of Directors held an Owner Information session in early October to educate residents on how to properly maintain the plumbing, heating and ventilation (HVAC) units found in our condos. This meeting was organized as a response to the recent spate of water damage insurance claims.

Representatives from local companies Vision Air and Clean Water Works each gave presentations on the proper regular maintenance of our in-unit water heaters and heat pumps, including the importance of annual professional inspections. They also provided residents with helpful tips, a suggested maintenance checklist, and told us how to check for signs of trouble around major appliances, toilets, and showers. As the meeting was so well attended, quite a bit of time was spent answering residents' questions.

Tips

Heat Pumps

- The pump needs to be inspected once per year by a professional.
- Change the filter every three months to six months.
- The filter should never look like a lint trap.
- Drain overflow is monitored, but a blocked plumbing line may not register a problem if it's blocked.
- Look for water in the drain pan.
- Your heat pump can be turned off while you are away from your unit.
- Unfamiliar noises can be a sign that your heat pump is malfunctioning or about to malfunction.
- If it takes longer than usual to heat or cool your condo this can also be a sign of malfunction.

Drains (*sinks, showers and tubs*)

- Don't use 'Drano' or other corrosive materials in the pipes.
- A solution of vinegar and boiling water can be used to clear out minor blockages.
- It is prohibited to have a Garburator in a condominium unit in Ottawa/Ontario (Sewer Use By-law No. 2003-514).
- If you discover any water issue always call the property manager and use the emergency line if it's after hours.

Toilets

- If the toilet moves or rocks the seal is likely broken.
- Tile grout will look darker in areas with water damage.
- Look for discolourations in general to help identify water damage.

Water Heaters

- Water heaters do not sweat or drip so any moisture from a water heater is a leak and a potential problem.
- Each of our condos is supplied by only one water pipe. The pipe has a levered valve which controls the main supply to the condo.
- The tube that runs vertical (next to the heater exterior) is the safety release valve and is a common area for leakage.

Washing Machines

- Check the lines at the back of the machine.
- Upgrade your rubber connector hoses to the sturdier & longer-lasting stainless steel braided type.

Insurance

- Check your personal property insurance coverage to ensure the \$25,000 deductible is covered.

Hudson Park Christmas Party 2017

The 2017 seasonal party was hosted in the lobby of 235 Kent the evening of December 14th. We gathered around the tree, had nice conversation with our neighbours, and enjoyed the wide array of sweet and savoury snacks and goodies and wine. Thank you to all who contributed a plate of food, and to the HP condo board for providing samplings of cheese, crackers and wine. Finally, special thanks to the Social Committee for arranging the Party.



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:
thehudsonparkbench@gmail.com

And visit our Website at:
www.hudsonparkottawa.com