



HUDSON PARK'S QUARTERLY EXCHANGE OF NEWS & VIEWS

HP LANDSCAPE IMPROVEMENTS

Do you enjoy the gardens of HP? Would you like to see improvements or changes? Your Landscaping committee is looking for your views and ideas. There is the Courtyard facing Kent Street and there is also the Upper Courtyard in between the 2 buildings and the Rooftops. We have heard some comments like:

- Shade areas (pergola) on the rooftops would be great
- Herbs like rosemary, mint, and thyme in the planters on the rooftops
- Redesign of the Upper Courtyard to include chairs, table and play area
- Plant annuals to add colour to the Courtyard.



We are already thinking of next summer and welcome all your ideas. (Please write to us via the Contact page at hudsonparkottawa.com).

BOOK CLUB INFORMATION FOR RESIDENTS

The Hudson Park Book Club meets on Tuesdays every six weeks and welcomes new members. If you are interested and would like more information, please contact Pam Gahan (chezgahan@bell.net).

Our next meeting will be on Tuesday, November 13, at 6:00 P.M. in the Lounge of HPI. The book we will be discussing is *Timeline* by Michael Crichton.

BUILDING ACCESS DURING A POWER OUTAGE

Hudson Park residents were spared the brunt of the September tornados, experiencing only a very brief power outage. However, with the newly installed FOB access system, many residents have asked about building access if power was lost for an extended period. Here's a quick summary:

1. The Property Manager is automatically notified as soon as the buildings' generator turns on.
2. The elevators and garage doors will continue to work for up to 24 hours, depending on the level of fuel in the generator.
3. The fob system has a battery backup that will last about 6 hours.
4. The Property Manager and Superintendent have a master key to all doors. Once the battery backup expires, they will be able to provide building access for a period of time.
5. In the event of a potentially lengthy outage, the intention will be to have a locksmith disengage the lock tumblers. We will then require some level of on-site security to control access to the buildings.

This year's AGM on June 19 was held as usual at the St. Barnabas Church Hall on James Street. After declaring a quorum, Condo Board President John Manwaring thanked his fellow Board members and those residents serving on the various Hudson Park committees.

John began with the very good news that HP ended the 2017-2018 financial year with a small surplus achieved by managing the budget very conservatively while still investing in projects that maintain the value of our units. Improvements included:

- **Elevators** – They are working reliably in both buildings and Regional Elevator Services is doing a good job of regular maintenance.
- **Fob System** – The system has now been installed, and it is working well thanks to our superintendent Don Clermont overseeing the installation and distributing the fobs.
- **Barbecues** – New ones have been set up on the roof of HP I.
- **Revised No-Smoking Rule** – All the common areas and individual units (including balconies) at Hudson Park are now designated as non-smoking. Please advise Eileen if you notice any breaches of the rule.
- **Garage Membrane** – The work to repair the garage membrane has been completed.

John also called our attention to two possibly costly issues facing the Board in the near future:

- **Retaining Wall** – Work needs to be done on the sagging retaining wall between us and the Everett Condominium on Lisgar Street.
- **Balcony Doors** – Some balcony doors do not shut properly and need repairs to prevent water infiltration.

As well, John mentioned some improvements to be on the lookout for this year:

- **New Lobby Furniture for HP I** – It is hoped that the furniture in the lobby of 245 Kent can soon be replaced.
- **Electric Charging Stations in Parking Stalls** – HP has the capacity to accommodate a limited number of requests for charging stations without having to install new infrastructure.
- **HP Condominium Rules** – A group of Board members are reviewing the Rules at HP to ensure that they are up-to-date and appropriate.

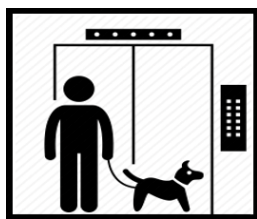
PLUMBING TIPS – Bathroom Taps

Recently, a HP resident had a very challenging experience with a broken bathroom shower tap. His story and some helpful tips can be found at www.hudsonparkottawa.com. Choose the 'Resident's Info' tab and then 'Maintenance'.

We encourage residents to share accounts of in-unit issues to help your neighbours by sending a note through the Contacts page of the HP website. Names and unit numbers don't appear on the website.

ELEVATOR ABCs

Petiquette: HP is dog-friendly, and we like it that way. However, it is the responsibility of the dog owner to ensure that accidents don't happen on the elevator floors, or if they occasionally do, to clean up any mess caused. These situations can be particularly vexing in the evenings and/or weekends when our cleaning service is unavailable to help.



Deliveries: When expecting deliveries of large items, such as furniture or appliances, the superintendent must be notified in advance so as to install protective pads in the elevators. There is no charge for this kind of reservation, however the resident is responsible for any damages caused.

Moving: Elevators must be reserved five days in advance of any move or unit renovation, which is restricted to the hours of 9am to 6pm, Monday to Friday, at a fee of \$75. There is also a refundable damage deposit of \$200 upon reservation, and the owners are responsible for any common-element damages arising from their move.

Booking Forms: Available under the 'Resident's Info' tab at hudsonparkottawa.com.

Operation: Elevator doors should not be propped or held open manually as this will trigger an alarm. Please use the 'Door Open' button.

INTRODUCING OUR NEW BUILDING CLEANER

You may have noticed a new cleaner working diligently to keep Hudson Park looking neat, tidy and shiny. The corporation recently contracted Spot Cleaning, and in particular Jonathan, to provide this service. Jonathan always has a friendly smile and is anxious to keep Hudson Park looking great! Please welcome Jonathan Bojorquez.

Useful Tips and Reminders

Security at Building Entrances. Do not allow anyone whom you do not recognize to follow you into the building or the garage. If you are at the front entrance and someone you do not know attempts to follow you into the building without using a key FOB, just let them know that for building security they will have to wait for the party they are visiting to provide them access. Most people will understand.

Fob System. The main doors on Kent Street to both buildings can be opened automatically by pushing the designated button after tapping the fob to unlock them, but do not use the button unless you must because (1) the doors are heavy and we want the opening mechanisms to last and (2) the doors stay open longer when the button is pushed, increasing the risk of someone sneaking in behind you.

Dryer Vent Maintenance. There have been several instances of dryer vent fires recently in other condo buildings in Ottawa caused by the excess accumulation of lint. In addition to the lint filter in the dryer itself, there is another secondary lint filter that is external to the unit dryer, at the point where the dryer vent hose connects to the ceiling above the dryer. The dryer lint filter should be cleaned after each use and the ceiling lint trap should be cleaned at least every three months. More information: Spring 2018 newsletter, available on the HP website.

HVAC Maintenance. This would be a good time for unit residents to request an annual inspection and maintenance of their HVAC system, which is a unit owner's responsibility. The maintenance check should include an inspection of the HVAC drainage pan and a change of the HVAC filters.

Smoking Policy. Regarding Hudson Park's new designation as a 'no smoking building' (including inside units): There is a grandfather clause permitting unit residents to smoke if they were owners or living in the unit prior to and including April 1, 2018. Note that the balconies outside of each unit are designated as common areas of the building where smoking is prohibited at all times.

Call for Volunteers. There are three Condominium Sub-Committees whose role it is to enhance the living experience for the residents of HP. The Social Sub-Committee organizes social events such as the fall Wine and Cheese and the annual Holiday Party. The Landscape Sub-Committee is responsible for the appearance and landscaping of the exterior areas of HP. The Communications Sub-Committee produces the condominium newsletter, the Park Bench. Members of these sub-committees are volunteer residents of HP, and they are seeking new members who wish to contribute to the betterment of the quality of life at HP. If you are interested in joining a sub-committee, please submit your name through the Contacts page of the HP website.