



The Park Bench

March 2020 | Hudson Park's Exchange of News and Views

Calling all Residents

We hope you will share your thoughts with us about our neighbourhood by replying to any or all of the questions below. We will share responses in future newsletters, so you may request yours be left anonymous if you prefer.

- The best place to meet a friend for coffee?
- Favourite lunch or dinner spot?
- If you decided to take a walk or bike ride, where would you go?
- Favourite pub or bar and why?

Please reply to thehudsonparkbench@gmail.com or through the Contact page of the HP website at: www.hudsonparkottawa.com.

HP Book Club Visits Embassy of the Czech Republic

On February 19th, the club walked over to the Embassy on Cooper Street, to participate in the European Book Club's discussion of *The Glass Room*, by Simon Mawer. We were kindly invited by a club member who is also on the Embassy staff.

The novel spans the pre and post WWII years in Brno, Czechoslovakia, and focuses on a house that was built in 1931 as a masterpiece of modern architecture in a country that was on the verge of catastrophe. A fictionalized version of the real Villa Tugendhat, which has been refurbished and is now a museum that draws visitors from around the world, the book movingly details the lives of those who lived within its walls, Czechs, Germans and Russians, through the turbulent war years and after.

Ambassador Lizec and colleagues warmly welcomed participants, refreshments were served, and a stimulating discussion of the novel ensued, capped by a documentary account of the history and repair of Villa Tugendhat to its former glory.



It was a pleasure to meet and share thoughts with other readers interested in this historical period of great change. A wonderful evening!

Hudson Park Book Club

The club meets every six weeks, alternating between the lounges in the two HP buildings, and enthusiastically welcomes any and all new participants. Sessions run from 6-8 p.m., with lively discussion on a wide variety of book genres, and titles suggested by members.

The next scheduled meeting is on Thursday, April 2nd in HP2, and features the short story collection *Tenth of December*, by American author George Saunders. Considered one of the best books of 2013 by the New York Times Book Review, among others, the collection is described as thoughtful, imaginative and humorous.

And looking ahead, May 14th will focus on Canadian Michael Ondaatje's stirring novel *Warlight*, long-listed for the Man Booker Prize in 2018. Please join us!

How to Contact a Board Member

While the Property Manager addresses all maintenance, communication, and financial issues on behalf of the Board, an owner/resident may feel the need to raise an issue to the Board. In this case, the owner/resident should make a request (email preferred) to the Property Manager. The Property Manager will approach the Board and have a Board member contact the owner/resident directly.

Since the availability of a specific Board member changes over time, the Property Manager is best suited to have these types of requests addressed by a specific Board member in a timely fashion.

Hudson Park Information Session – Fall 2019

In the fall of 2019, the Board held an information session for owners and residents. It was well-attended, and provided a wide range of information about HP as well as answering a variety of questions. Here's a sampling of some of the topics discussed:

Exterior Caulking - Work has started on the Nepean-facing side of 235 Kent. As the work is weather-dependent, it will proceed during the early part of the winter and then re-start in the spring, with completion by the end of the summer of 2020.

Security - A recent security audit determined that HP is doing the proper things for security from signage, access controls, cameras, etc. standpoints. The residents also need to be vigilant and security-aware, by not letting others follow them in the front door or garage entrances. Suggestions from the session included checking out the cost of a security guard, adding a flashing stop sign at the garage entrances, and adding a rolling door down to the resident parking levels. The Board agreed to look into these improvements.

Unit Dryer Vents - Cleaning the dryer vents (the one in the ceiling that vents to the outside) is an owner's responsibility, and should be done regularly. Buildup reduces the efficiency of the dryer and could create a fire hazard. The Board was asked to consider instituting an annual inspection.

Water Loss - One of the largest expenses for the corporation is addressing insurance losses as a result of water leaks. In previous years, a number of incidents resulted in a large increase to the corporation's insurance premium and to its deductible (now \$25K annually). Owners/residents were reminded that, aside from proper maintenance of water tanks, toilets, faucets, etc., early detection of water damage limits the cost of repair and insurance. Buckling of floor boards is an obvious indication of this. It was suggested that an example of what that looks like be put on the HP website.

Owners were reminded that if they are responsible for a water issue, they may be accountable for the \$25K deductible. Owners should check their individual home insurance policies to ensure coverage. It was suggested that the Board provide a list of insurance companies.

Committees - HP has three active committees (Social, Landscape, Communications) and are always looking for ideas and more volunteers. All owners and residents are encouraged to lend a hand and see your efforts reflected in the HP community. Go to the Contact page of the HP website to send a message of interest.

All owners/residents are encouraged to attend these information sessions.

