



THE PARK BENCH

OCTOBER 2017

HUDSON PARK'S QUARTERLY EXCHANGE OF NEWS AND VIEWS

President addresses owners of Hudson Park at AGM

We had another successful and well-attended HP AGM this past June at which our condominium Board President John Manwaring shared HP news and words of appreciation. Two members of the Board have completed their 2-year terms and did not seek re-election (Michael Devoe and Jean-Claude Gavrel), giving opportunities for new members to be elected. John expressed many thanks to both of them for all their Board work which has been to the benefit of all residents. Asaf Karpel was elected as a new Board member, with a term of 2 years. Llewellyn Fernandes also completed his mandate, and successfully ran for another term as a Board member.

John summarized some of the more significant accomplishments and challenges throughout the previous year:

The project to replace all of the elevators is complete, and since the machines have been replaced and our new elevator company has taken over there have been significantly fewer problems. Fibrestream, a condo-only internet provider, has outfitted the building with updated cabling and provides HP residents with another option for internet services. It also provides free WiFi in the common areas (lounges, exercise rooms, lobbies), as well as saving the condo corporation costs related to our (elevator) phone lines.

There have been numerous serious water damage incidents in the past 12 months, costing the condo corporation a considerable amount of money both in repairs and increased insurance costs. All of these events were preventable either through maintenance or proper attention. The Condominium Act requires that we replace money taken from the Reserve Fund to pay for projects at a fairly fast rate. There is a new Condominium Act that has been passed but is not yet in force.

The Accessibility Committee examined issues around access and recommended that the Board prioritize the installation of a fob system with automated doors (starting with the main doors) to allow easy entrance and exit from the building. We are looking into costs and will be making a decision in the near future.

Landscaping Committee

Although the summer has been challenging in terms of weather, quite a bit of work has been completed. This includes additional planting to fill in upgraded areas that didn't survive the winter, red and white geraniums for the front courtyard in recognition of Canada's 150th birthday (they look great), filling in some of the beds in the upper courtyard with pea gravel cover and additional planting, and the introduction of decorative grasses and fill-in shrubs on the two rooftops. There was some tree-replacement and extensive pruning although there are still some trees requiring removal. Volunteers have also continued to do a great job in attending to the lobby plants.

This represents considerable effort by the landscape committee, including our property manager Eileen Boles, which is much appreciated.

Over the next while, the committee will develop plans for the upcoming season, a priority being to fill in some of the beds in the upper courtyard, although this will need to be scheduled after completion of building and garage membrane repairs.

Social Committee

Book Club

With three books under its belt, the Hudson Park Book Club is off to a fantastic start, and we're always seeking new members. Please email thehudsonparkbench@gmail.com to be included on the distribution list for details and book list.

Yoga

The Hudson Park Social Committee plans to explore having yoga classes in Hudson Park if there is interest in this activity.

If you are interested, please contact Pam Gahan (chezgahan@bell.net) providing your contact information and your preference for day and time.

Please respond by October 26th 2017. You will be contacted after that date.

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

HP Resident Profile *The professor and Pitou! A well-recognized duo at Hudson Park*

Pitou (aka P2) is our long-time resident labradoodle who loves every one of her Hudson Park neighbours. In fact, she takes her socializing very seriously when out and about on her daily walks. P2 signifies that she is actually Puppy the Second... the first one lived with John in his Montreal student house and because no one could agree on a name - decision-making was arduous in those collective student houses! - she lost patience with the humans and decided that her name was Puppy. In the French language Pitou is an affectionate name for a puppy or doggie and our labradoodle knows her commands in both French and English!

John is our board president and these volunteer duties are in addition to his professorial duties at University of Ottawa Faculty of Law. John's law career began on the East Coast when he was recruited to the team setting up the new francophone Faculty of Law in Université de Moncton. Indeed, his first teaching position was in that new faculty, eventually followed by a post at the University of Ottawa. Even though he is Anglophone (from Toronto) and learned French as an adult, he has taught the common law in French... for 40 years now. In 1984, John left Moncton and settled here.



Throughout his career, John has preferred to live 'downtown.' Moving from his house in the market area was made easier by Hudson Park being a well-designed and well-built condo. He chose the simplicity and convenience of condo life but first he rented in 245. Then with extensive research he knew that Hudson Park was the very best investment and he purchased a unit in 235 when one became available. He especially appreciates our green spaces and the beautiful treed area between our two building lobbies at Kent and Nepean.

All those years ago, Ottawa didn't feel like a world-class city and there wasn't a lot happening. But even so, being located downtown in communities near the canal or the market was important to John. Two aspects of condo life that he particularly enjoys now are: 1. not having to shovel snow and 2, the convenience when away travelling: "Things are always going to be taken care of whether we are here, or not."

Downtown living for John is all about walking everywhere. To work, of course, and for everyday living. With P2 at his side, he very much likes the river and canal walks.

Amongst his favourite businesses close to home are North & Navy (located next door - this fine restaurant filled the void left by Beckta), Eat All Ready (home-cooked meals to go - new on Bank Street this past summer) plus, Bread & Sons (for outstanding fresh bread Mon-Fri). And From Seed to Sausage on Gladstone just west of Bronson is worth a try.

Asked how he first joined the board, our president explained that when he first rented in HP1 he lived next door to Len Babin and down the hall from Tad and Terry Findlay. They were very welcoming and their neighbourliness made living here a real pleasure. After he bought his unit, he felt it was important to follow their example and contribute to life at Hudson Park. When positions on the Board opened up, he was encouraged to run by Lynne Barber, who since moved to Victoria and is much missed. He agreed to take on the challenge and was elected.

It is important to have people on the board who bring needed skills. The Board positions include a president, a treasurer and a secretary. It is an advantage when people bring relevant backgrounds with them such as accounting, or say, building knowledge. New people bring new energy and their own kind of concern for the building and by extension, for every owner's investment. John encourages everyone to find a way to get involved in building our community and protecting our investment. Thanks to those already involved in the Board and committees.

Board members are supported by the property management company and by everyone else who helps address issues that confront these complex buildings. Consulting experts, when appropriate, is a course of action and what the board members do to tackle, for example, engineering or mechanical issues that Board members do not have the expertise to handle on their own. Board meetings are once each month. The entire process of upkeep for Hudson Park is regulated by the Condominium Act, the Building Declaration, the By-laws and the Rules. With the new Condominium Act coming into effect, there will be important changes in how condominium corporations and property management companies function. Everyone should pay attention to these changes.

Outside of joining the board or one of the committees (e.g. communications, social, accessibility and landscaping) John mentions that always keeping an eye on things is something that every resident could be doing. John believes that it is important to be involved and there are many ways to take responsibility. Playing a part in the running of HP is a way for owners to take the best care of their real-estate investment.



Through his work here, the professor and Pitou know their neighbours well and truly feel part of the community. Downtown living in such an excellent building helps us to take everything in our stride; it enables walking to work which in turn gives that pleasant transition between home and work. The local streets have celebrations and a wonderfully diverse population. We have all the shops and restaurants that we need... This makes our lives richer, says John.

Interview by Jan Morgan



This year was **Canada's 150th anniversary** of Confederation. Ottawa was the focal point of the National Celebrations. For most of the summer Jacques-Cartier Park hosted the biggest horticultural event in Canada, with *MOSAÏCANADA 150/Gatineau 2017*. The horticultural exhibit showcased some 40 different arrangements that represented 150 years of Canada. One of the most popular Canada 150 events was La Machine where Long Ma (the Dragon-Horse) and Kumo (the giant spider) roamed the streets of downtown Ottawa for 4 days culminating in a final clash at the Supreme Court of Canada.

Another summer long event in the Byward Market was Inspiration Village, where an ephemeral hub showcased special exhibits and performing arts events, one from each of Canada's provinces and territories.

By Michael Lee



Spokes

In the last issue of *The Park Bench* I wrote about the O'Connor Street and MacKenzie Avenue cycle paths, and I can now say that problems with cars crossing O'Connor or turning left (east) across the O'Connor path have been worked out, it seems, by further signage and the growing familiarity of motorists. I can also report that the MacKenzie Avenue path is now fully open and running smoothly. The former (bi-directional along O'Connor) is a very convenient way to get to Lansdowne and back from Hudson Park, and the latter (bi-directional along MacKenzie) is the missing link between the Alexandra Bridge, for example, and the cycling lane along St. Patrick Street as well as the north bound cycle lane along Sussex Drive and its eastern extensions. You can also now easily cycle along it from, say, the National Gallery to the cycle paths along the Colonel By side of the Canal (and from there across the Corktown Bridge to Hudson Park). Both of these new paths have their own dedicated traffic lights as well, which make for very safe cycling.

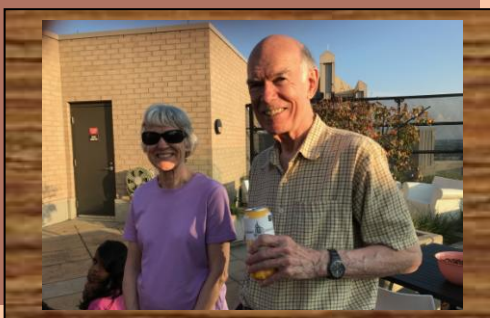
Finally, I want to call your attention to the cycle path along Scott Street. It has been there for quite some time and is an easy and direct way, once you get onto it, to bike to Westboro from Hudson Park and Centretown. The problem, however, has always been getting onto it because of traffic (not to mention the escarpment). That problem has now been solved. You can head west along the Laurier Cycle Path, crossing Lyon and Bay. Beyond Bay you will see on the right another path (bi-directional) veering off at an angle. Following it, you will end up at the corner of Slater and Bronson. Cross Bronson (dedicated lights for cyclists once again) and continue to follow this path, which curves down the hill to Albert and then follows Albert until its name changes to Scott. There is only one caveat: LRT construction is now going on just to the north of this path, and so there are occasional detours though they seem to be clearly marked.

By John Gahan



BBQ

The first Hudson Park BBQ was held on the rooftop of HP1 on Wednesday September 20th, in what turned out to be very sunny weather. Many residents enjoyed the opportunity to chat with their neighbours & partake of the craft beer selection that was generously donated by our Board. Many thanks to the Social Committee for organizing this community event!



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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