

Hudson Village

Newsletter

Happy New Year! We hope that everyone enjoyed the holidays and thank you very much to everyone who generously donated the Christmas decorations that we were able to put up this year. We supplemented them, purchasing extra ones at the end of November so that both buildings could have a complete display. And an extra thank you to Louise, our site manager, who put everything together to help make our community feel, and look, more like a home.

Although lovely, the decorations will have to be taken down this month. For everyone who added to the festive sight, including putting lights up on their balconies, thank you and please also take down your decorations by February 1, 2011. It was quite nice to see Hudson dressed up for the holidays.

Old Business

1. Roofing Issues

The Condo Board and Centron (the construction company) are still working on this issue. Winter weather is one of the factors that has limited the progress of this work. More needs to be done to complete this project. The Condo Board regards this as our top priority and we are quite focused on the follow through for this.

2. Fence Work

The city was unable to assist us with the fence, so we will be following through with temporary repairs during the winter. Please note that the fence was one of the capital items included in the Reserve Fund Study done a couple of years ago. Replacement and reinforcement of the fence is a part of this plan, and thanks to a re-evaluation of the age of the current fence and of the property, we will be able to proceed with this work in the summer without requiring a special assessment.

Although a few people choose to damage the fence to give themselves a shortcut to the Power Centre shops, use of these shortcuts is not supported. They impinge on the privacy of the residents on the first and second floors, damage the grounds, and cost all of us money for the repairs. Please note that there is a short sidewalk path that leads to the Home Depot parking lot which does not require damaging our property to access.

3. Recycling Bins

The recycling bins have been moved downstairs to the parkade. There are two in the basement – one in the garbage room of Building B, and the second located just outside the garbage room of Building A. There will no longer be bins sitting outside in the walled off section at the entrance to the property.

New Business

1. Bulletin Boards

Larger bulletin boards will be purchased for the two buildings' main floor foyers. They are proving to be quite popular, and larger ones will help to keep everything more organized. In a bid to keep the boards relevant, please contact Louise before putting up a notice as she will be cleaning up the boards on a regular basis and removing any old or inappropriate notices.

2. Condo Fees

Condo fees are due on the first or second of the month, every month. If you chose not to use an automatic payment method, please ensure that cheques or money-orders are given to Louise in a timely manner. Condo fees are like any other bill – it's your responsibility to pay them on time.

3. Parkade Cleaning

The parkade will be cleaned on Friday, February 4, 2011. Please make sure that your vehicle has been removed from the parkade by 08:00 am on that day. Vehicles that are left in the parkade will be towed, and their owners fined on top of the towing costs.

4. 2011 Budget

The Condo Board is currently finalizing the budget for the 2011 fiscal year. Owners will be receiving a notice regarding condo fee increases by the end of January 2011. Please note condo fee adjustments will be effective starting February 1, 2011.

5. Noise Issues

Noise complaints are a common issue when we all live close together in wood-frame buildings. It is easy for noise to flow over from one suite to another. In most cases, simply discussing the issue with your neighbour can resolve the problem. If that is not an option you're comfortable with, the other options are to send an email to the site manager with the details, or call in a noise complaint to the police (such as in the case of a loud party).

In most cases, however, a calm discussion can resolve the issue more quickly than any other option.

In Closing

A lot of work was done in 2010, and the community is looking better as a result. Both the 2009/2010 Board and the 2010/2011 Board have been able to contribute to the well-being of the community as a whole and the current Board thanks you for your efforts and patience. More work still needs to be done – but that's the reality with any home. We look forward to continuing this work and wish you all the very best for 2011.