

November 2009

LETTER FROM THE PRESIDENT OF HUDSON VILLAGE CONDOMINIUM ASSOCIATION

We will be foregoing our regular monthly Newsletter in order to bring everyone up to date on what is and has been happening with Hudson Village . The Board of Directors which consists of 6 new volunteers and 1 previous member have been together since July 1, 2009. We are all aware of the many issues and concerns with our complex. We take all of these very seriously and are doing our best to rectify the problems but everything takes time to research and implement.

PARKING UPDATE

In these few short months we believe that the parking issue of which we received many complaints is working much better. We see fewer vehicles parking in the "visitor" parking stalls overnight and less residents taking up the visitor parking stalls. We would like to thank everyone for doing their best in following the parking guidelines. New resident and visitor passes will be available November 2nd - please contact the site office during business hours, Wednesday they are open until 8:00PM for your convenience. Please bring your old passes in exchange for new passes, garage remote and identification. When you have returned your old resident and visitor passes you will receive a refund of your deposit via mail in the amount of \$50.00 for each resident tag purchased. If you misplaced or lost your resident tag, no deposit will be refunded. We feel that in order for us to support our community in safety and security, there should be no charge for the parking tags. If you do misplace or lose your New tags, a nominal charge will apply to cover our cost.

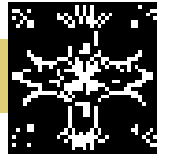
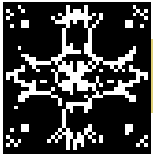
SECURITY UPDATE

In regards, to security issues and the vehicle break-ins that have been occurring in our building our first step will be implemented in November. All exit doors at the rear of both buildings will now be "Emergency Exits" only and will be alarmed. We are currently looking into pricing and other ideas to help protect the vehicles in our underground parking garage which includes the installation of cameras. We have set up a Security sub committee consisting of 3 board members and are looking for volunteers to work with this committee as we can not do it alone. We want to get Hudson Village to be a more secure and safe complex. Camera's and alarmed doors will help but we still need the eyes, ears and time of the residents. In addition, as a reminder, please ensure when you enter the parkade that the door starts to engage to close before driving to your stall. Just one more measure to keep our home safe and keep the thieves out.

MAINTENANCE/BY-LAW UPDATE

We have also set up another sub committee for Maintenance/By-laws which consists of 2 Board Members and are looking for volunteers to work with this committee as well.

On the back of this letter are some of the responsibilities of each of the committees so you know what is involved.



BUDGET UPDATE

Due to the upcoming budget, inflation and the many extra costs we have had to incur this year such as building damage, vandalism and painting, condo fees will be going up in the new year. We will provide more information in our December newsletter on exactly how much this will be and the exact date it will be effective but wanted to give you the heads up now so you can get prepared.

Sincerely,

Michele Sorochan
President Hudson Village Board of Directors

If anyone is interested in volunteering for either of these committees please send an e-mail to board@hudsonvillage.ca with your name/unit # or phone #/which committee you are volunteering for and any experience you may have.

VOLUNTEER COMMITTEE DISCRIPTIONS AND SUPPORT

Maintenance/Condo By-laws: (some responsibilities)

- Ÿ Knowing our condo by-laws.
- Ÿ Doing weekly walk arounds of building A and B both inside and outside to check for any by-law infringements.
- Ÿ Reporting any infringements to the BOD which would include the unit # of the suite, date noticed and the reason for the infringement.
- Ÿ May have to put the notices under the doors of the offenders
- Ÿ Re-check the units after the required time period to see if the infringement has been resolved and if not, report to BOD again so that another notice or possible fines can be issued.
- Ÿ Will include a minimum of 1 weekend walk through per month which may be at late hours.
- Ÿ Move In/Move Out-watching to make sure that no damage is done to the building, no property of Hudson Village has gone missing, checking that the front doors are securely locked after completion, and that no large items have been dumped in the garbage rooms downstairs and outside.

Safety/Security: (some responsibilities)

- Ÿ Patrolling the underground parkade at different times through-out the day, evenings and late at night including weekends.
- Ÿ Checking all doors to make sure they are securely locked and closed in both building A and B.
- Ÿ Watching for any illegal/suspicious activity and reporting it to the BOD.