



August 2009

Hudson Village Newsletter

YOUR NEW BOARD MEMBERS:

Michele Sorochan - President

Deb Holan - Vice President

Garnett Robinson - Treasurer

Jon Bjorgum - Secretary

Fielding Nielson, Curtis Penner & Sharon Griffin - Members at large



CONTACT INFORMATION:

e-mail Board@hudsonvillage.ca or you can drop off a letter in a “sealed envelope” addressed to the attention of the Board of Directors, to the site manager’s office. Remember to include your full name, unit #, phone number and all your queries.

OTHER IMPORTANT CONTACT INFORMATION:

Hudson Village site manager phone #: 780-634-9025

Hudson Village emergency after hours phone #: 780-441-6230

Edmonton Police Service phone #: 780-423-4567 ***Need EPS support for noise complaints, vandalism, safety concerns that are not life threatening*

Emergency #: 911 ***Life threatening situations and crimes in progress*

PRIORITIES OF THE BOARD:

- 1) Safety
- 2) Parking
- 3) Cleanliness
- 4) By-Law enforcement

REMINDER

All residents whether an Owner or Renter must follow and adhere to the Hudson Village By-Laws . Your new board and the property management company will be strictly enforcing any infringements to any of these By-Laws. If you are unsure of the By-Laws they can be located on the web at hudsonvillage.ca.

Listed on the other side are some of these By-Laws

Patio/Decks

8. An Owner shall not permit, erect or hang over or cause to be erected or to remain outside any window or door or any other part of a Unit or on the Common Property or on the real property of the Corporation any clothes lines, garbage disposal equipment, recreational or athletic equipment, fences, hedges, barriers, partitions, awnings, shades or screens or any other matter or thing without first having obtained the consent in writing of the Board. *No television or mobile telephone or radio antennae, towers or similar structures or appurtenances shall be erected on or fastened to any Unit except in connection with a common television antenna or cable system as may be authorized by the Board and then only in accordance with any applicable Rules and Regulations.*

19. An Owner shall not allow or cause any household or personal effects or articles belonging to him to be kept anywhere, except inside his Unit when not in actual use, and each Owner shall comply with all reasonable requests of the Board or its representative that all household or personal effects or articles, including bicycles, toys and like things belonging to an Owner's household be put inside such Unit (and not just in the Exclusive Use Area) when not in actual use.

Animals

2. An owner shall not keep or permit to be kept any animals anywhere in his Unit or on the Common Property, provided that: (a) an Owner or Occupant may keep or permit to be kept as a pet: (i) fish kept in an aquarium; (ii) small birds or 1 large bird kept at all times in a cage; and (iii) either a single domestic dog or cat not heavier than 14 kilograms; (b) when the Board determines that a dog barks so as to create undue hardship, discomfort or annoyance on the part of any of the Owners or Occupants, the owner of the dog shall permanently remove the dog from the Project; (c) any Owner or Occupant keeping a pet in a Unit may be required by the Corporation to enter into an agreement to provide security for damage caused by the pet and establishing rules for keeping the pet at the Project; (d) pets permitted to be in a Unit shall not be permitted on the Common Property except for the purposes of ingress and egress from the Project; and (e) notwithstanding anything to the contrary in those Rules and Regulations if the Board determines that any pet becomes a nuisance or endangers the health or safety of any Person the owner of such pet shall permanently remove such pet from the Project.

Noise

Hudson Village is not a sound proof building so we ask that you please be mindful and respectful of your neighbours.

4. An Owner shall not make or permit noise in or about any Unit or the Common Property which in the opinion of the Board is a nuisance or unreasonably interferes with the use and enjoyment of any Unit or the Common Property by another Owner or Occupant. In particular, an Owner shall not permit a contractor or workman to do any work in his Unit that would disturb any other residents between the hours of 5:00 p.m. and 8:00 a.m. or on Saturdays, Sundays or legal holidays without the prior consent of the Board. No instrument or other device shall be used within a Unit which in the opinion of the Board causes a disturbance or interferes with the comfort of other Owners.



NOTICE: You may have received a 'Resident Information Sheet' under your door. If you have not received one, please contact the Site Office or email Board@hudsonvillage.ca. We are updating Hudson Village Resident information so in the future we can serve you better in the areas of parking, safety for you and your pets! Please complete by AUGUST 23rd.

Together we can make Hudson Village a great place to live!

*Sincerely,
Your Board of Directors*