

JANUARY 2010

# ***Let's start 2010 off with Safety & Security in mind for Hudson Village!***

## **Safety & Security**

### **Underground Parkade**

It is the responsibility of all residents to help prevent, report and do what they can for the safety and security of Hudson Village. You may have noticed the new signs posted while coming in and leaving the underground parkade. It is very important that you **STOP** after entering and wait for the garage door to close. This will help prevent other vehicles that may not belong from entering our complex.

If you are the vehicle behind the person please be patient and wait for the door to start closing before pushing your remote. **DO NOT pull up right behind the vehicle in front of you and DO NOT try to pass them on the left.** Please watch your speed when driving through the underground parkade and when entering our complex. Please refer to by-law #15 page 38 and by-law #26 page 39 and to #55 page 14 for the imposed fines which can be found on the Hudson Village website in detail. [www.hudsonvillageliving.com](http://www.hudsonvillageliving.com)

Also, please avoid using your car-starter as this increases the carbon monoxide and is dangerous to everyone's health. The benefit of having underground parking is so you don't have to heat up your vehicle.

### **Windows**

Must remain closed during the winter months to prevent the pipes from freezing. Damage to the pipes is extremely costly and if damage occurs, all Owners will be responsible. If you are a renter, this will also impact you.

### **Pets**

Picking up after your pets is mandatory. We all appreciate responsible pet owners!

### **Visitor Parking**

Visitor parking is for your visitors. Please contact the site office for any overnight requests or your guest will be towed. Please note, any residents parked in Visitor parking, even if you are displaying a "visitor" tag will be towed.

### **Mail Rooms**

Please dispose of any unwanted mail and refrain from leaving it in the mail room. Please use the recycle bin or deposit in your own garbage. We appreciate your cooperation as we don't have a hired service to clean up the mailroom; it has been your neighbors doing it.

**[www.hudsonsvillageliving.com](http://www.hudsonsvillageliving.com)**  
**Email: [Board@hudsonvillageliving.com](mailto:Board@hudsonvillageliving.com)**

## Other Update

### **Condo Fee Increase:**

Effective February 1, 2010 there will be a condo fee increase. We have had to impose an increase for some of the following reasons:

- there was no condo fee increase in 2009 to meet inflation,
- cost of garbage removal has doubled,
- insurance rates have increased,
- clear our deficit of over \$30,000 that was incurred in previous years,
- Standard 3% inflation rate for all service increases for 2010.

We are estimating a condo increase anywhere from 6% to 10%. Please remember that that our condo fees include electricity (17% of budget), water and sewer (6.5%), Gas (20%) that may not be included in other developments.

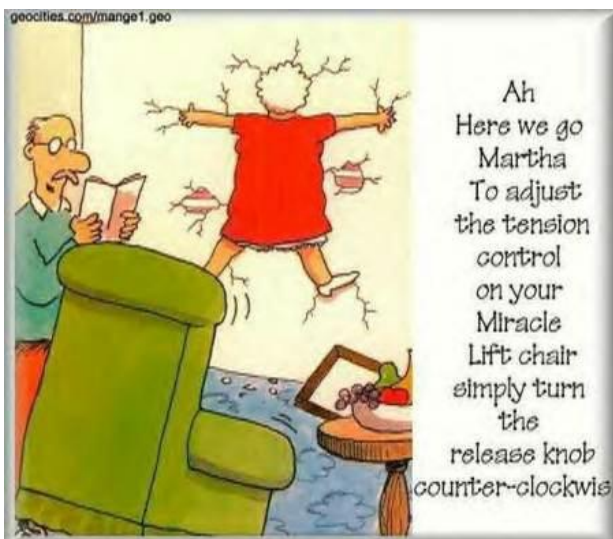
We are currently reviewing the budget in detail and carefully considering all options to balance our budget. All owners will receive notification of the increase, per the by-laws, by the middle of January.

More detailed information will follow when we hold our Annual General Meeting in March or April of 2010.

*Have a great January, stay warm & safe!*

*Your Hudson Village Board of Directors*

For those Christmas gifts and New Year's Resolutions!



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