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Hudson Village

Newsletter

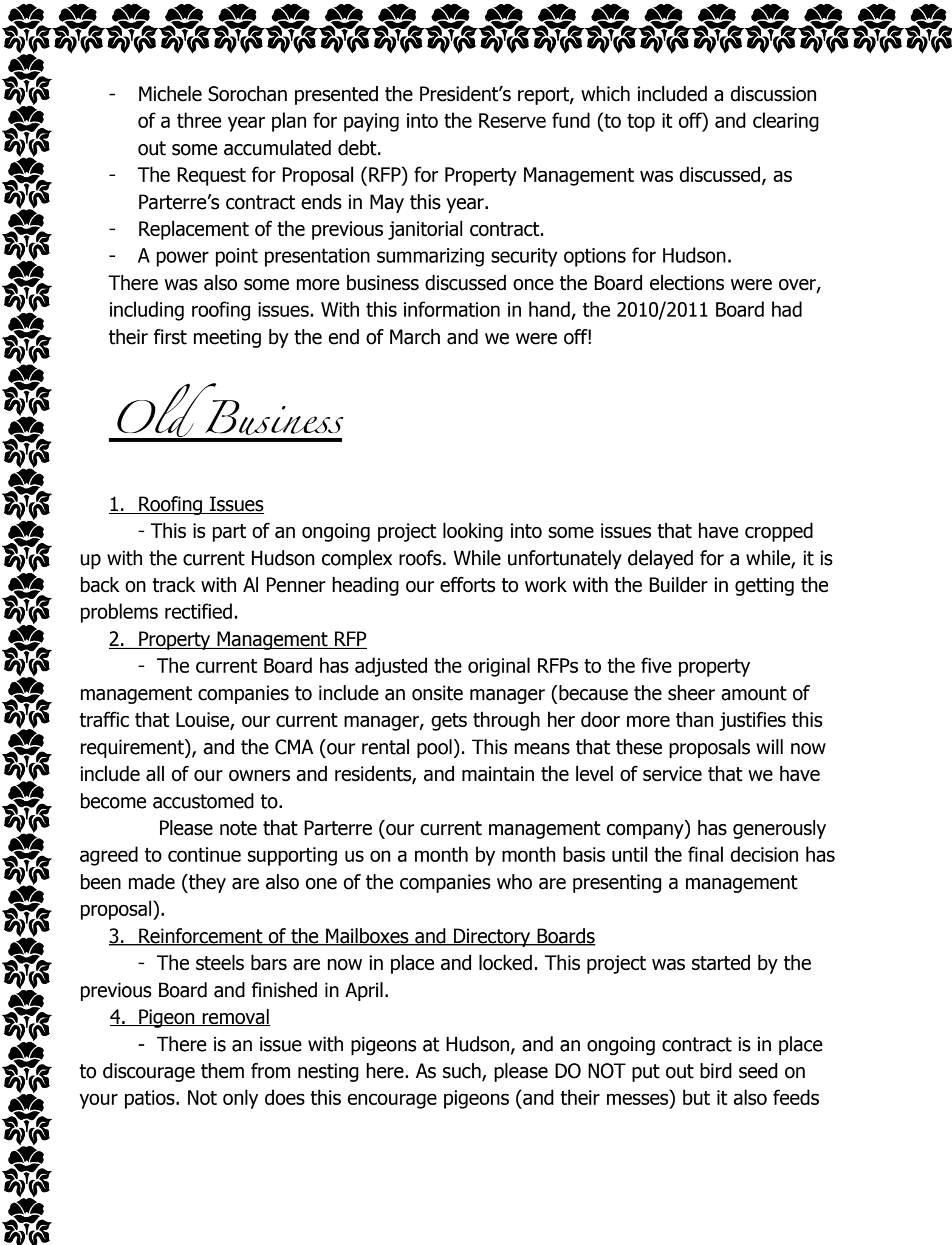
Spring is upon us and there is a lot of news! We have had an AGM (in March), with a new Board from that, discussion on a number of issues during that meeting and new projects to update you on. First of all, though, we have to thank the members of the 2009/2010 Board for their work and dedication to Hudson Village. Being on a Board can mean a lot of time, and we appreciate the efforts of the previous Board members. Now to introduce you to the 2010/2011 Board:

President – Sherri Raven
Vice-President – Mark Belliveau
Secretary – Jon Bjorgum (A returning Board member)
Treasurer – Christina Kratz
Member-At-Large – Al Penner

We appreciate the chance to assist our community as best we can, and look forward to the coming term.

AGM News

The AGM was held on March 17, 2010. To summarize some of the main points:

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- Michele Sorochan presented the President's report, which included a discussion of a three year plan for paying into the Reserve fund (to top it off) and clearing out some accumulated debt.
 - The Request for Proposal (RFP) for Property Management was discussed, as Parterre's contract ends in May this year.
 - Replacement of the previous janitorial contract.
 - A power point presentation summarizing security options for Hudson.

There was also some more business discussed once the Board elections were over, including roofing issues. With this information in hand, the 2010/2011 Board had their first meeting by the end of March and we were off!

Old Business

1. Roofing Issues

- This is part of an ongoing project looking into some issues that have cropped up with the current Hudson complex roofs. While unfortunately delayed for a while, it is back on track with Al Penner heading our efforts to work with the Builder in getting the problems rectified.

2. Property Management RFP

- The current Board has adjusted the original RFPs to the five property management companies to include an onsite manager (because the sheer amount of traffic that Louise, our current manager, gets through her door more than justifies this requirement), and the CMA (our rental pool). This means that these proposals will now include all of our owners and residents, and maintain the level of service that we have become accustomed to.

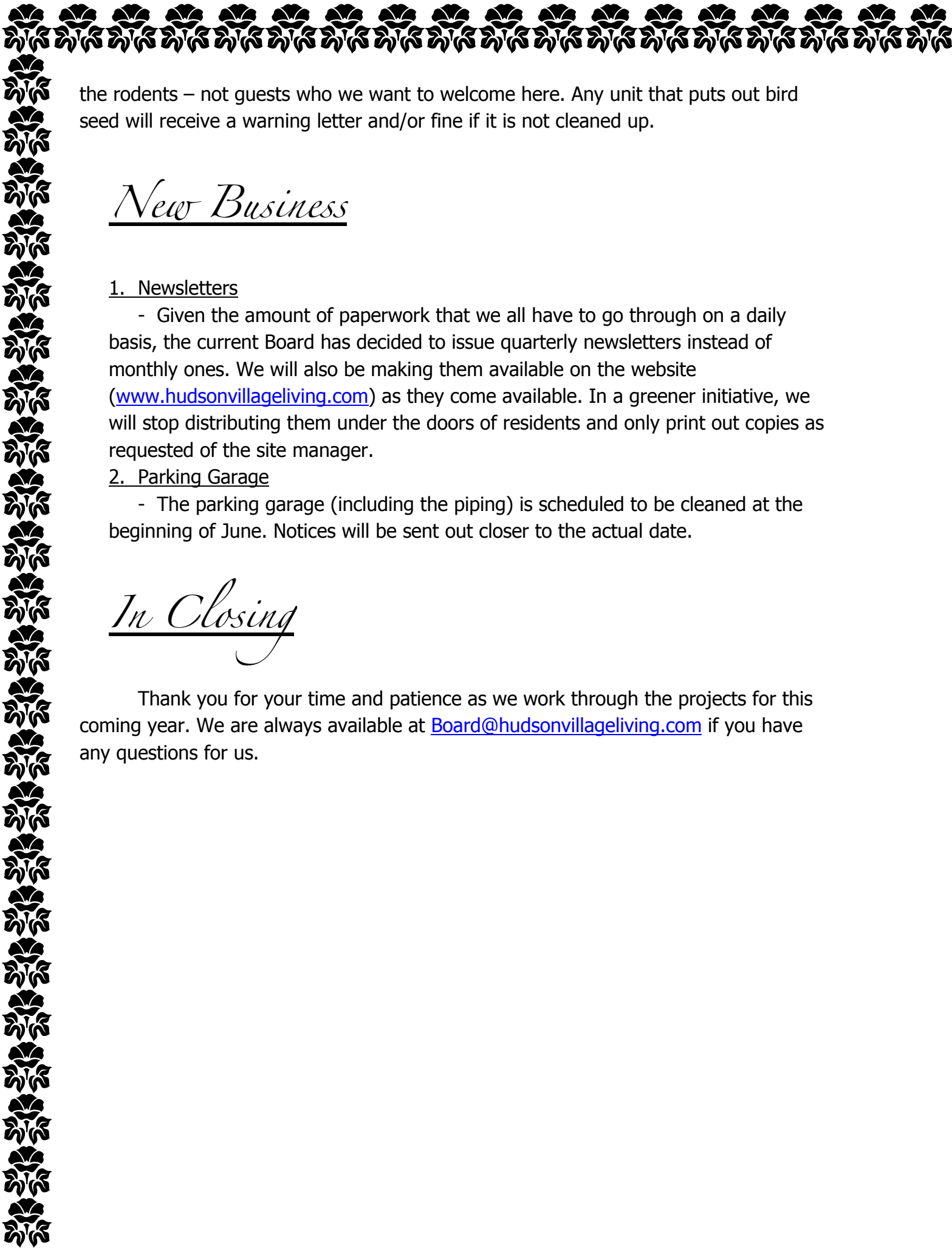
Please note that Parterre (our current management company) has generously agreed to continue supporting us on a month by month basis until the final decision has been made (they are also one of the companies who are presenting a management proposal).

3. Reinforcement of the Mailboxes and Directory Boards

- The steels bars are now in place and locked. This project was started by the previous Board and finished in April.

4. Pigeon removal

- There is an issue with pigeons at Hudson, and an ongoing contract is in place to discourage them from nesting here. As such, please DO NOT put out bird seed on your patios. Not only does this encourage pigeons (and their messes) but it also feeds

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the rodents – not guests who we want to welcome here. Any unit that puts out bird seed will receive a warning letter and/or fine if it is not cleaned up.

New Business

1. Newsletters

- Given the amount of paperwork that we all have to go through on a daily basis, the current Board has decided to issue quarterly newsletters instead of monthly ones. We will also be making them available on the website (www.hudsonvillageliving.com) as they come available. In a greener initiative, we will stop distributing them under the doors of residents and only print out copies as requested of the site manager.

2. Parking Garage

- The parking garage (including the piping) is scheduled to be cleaned at the beginning of June. Notices will be sent out closer to the actual date.

In Closing

Thank you for your time and patience as we work through the projects for this coming year. We are always available at Board@hudsonvillageliving.com if you have any questions for us.