



# Hudson Village

## Newsletter

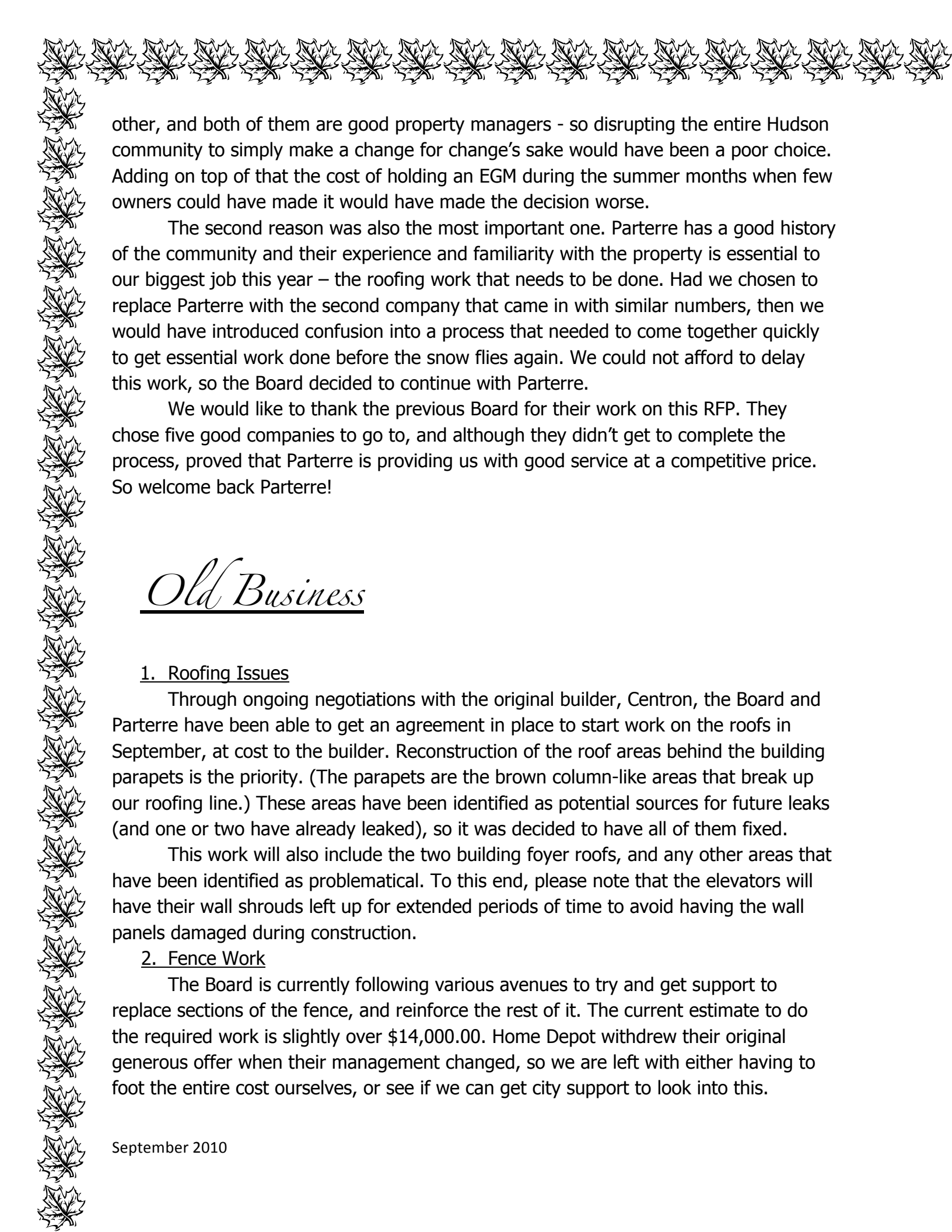
Fall is coming up, and it's time to get back into the swing of things in preparation for a busy few months. We have quite a bit of news to pass on to you, so without further delay, here we go!

### AGM Followup

The AGM was held on March 17, 2010, and in it a decision was made to expand the requirements for the Property Management RFP (Request For Proposal). Initially, no provision was made for support of those owners who live off site. During the AGM, it was decided to go back to the original five property management companies and request that their bids include support for offsite owners, and an onsite manager.

That work was done and the five companies adjusted their bids to include these essential services. In the final analysis, three companies came in with significantly higher quotes than the last two, who came in with much closer numbers to each other. The Board decided that given the relative equivalency of the last two bids, that it was in the best interests of the Hudson Village community to continue with Parterre.

There were two driving reasons to make this decision quickly, without going back to the community and holding an EGM (Extraordinary General Meeting) to decide between the bids. The first reason was that only two companies came in close to each



other, and both of them are good property managers - so disrupting the entire Hudson community to simply make a change for change's sake would have been a poor choice. Adding on top of that the cost of holding an EGM during the summer months when few owners could have made it would have made the decision worse.

The second reason was also the most important one. Parterre has a good history of the community and their experience and familiarity with the property is essential to our biggest job this year – the roofing work that needs to be done. Had we chosen to replace Parterre with the second company that came in with similar numbers, then we would have introduced confusion into a process that needed to come together quickly to get essential work done before the snow flies again. We could not afford to delay this work, so the Board decided to continue with Parterre.

We would like to thank the previous Board for their work on this RFP. They chose five good companies to go to, and although they didn't get to complete the process, proved that Parterre is providing us with good service at a competitive price. So welcome back Parterre!

## *Old Business*

### 1. Roofing Issues

Through ongoing negotiations with the original builder, Centron, the Board and Parterre have been able to get an agreement in place to start work on the roofs in September, at cost to the builder. Reconstruction of the roof areas behind the building parapets is the priority. (The parapets are the brown column-like areas that break up our roofing line.) These areas have been identified as potential sources for future leaks (and one or two have already leaked), so it was decided to have all of them fixed.

This work will also include the two building foyer roofs, and any other areas that have been identified as problematical. To this end, please note that the elevators will have their wall shrouds left up for extended periods of time to avoid having the wall panels damaged during construction.

### 2. Fence Work

The Board is currently following various avenues to try and get support to replace sections of the fence, and reinforce the rest of it. The current estimate to do the required work is slightly over \$14,000.00. Home Depot withdrew their original generous offer when their management changed, so we are left with either having to foot the entire cost ourselves, or see if we can get city support to look into this.



## *New Business*

### 1. Front entrance work and wood chips

Wood chips have been replaced in the front areas, excluding the front walks. It was noted by the current Board that the smaller chips used in the past ended up flying around too much, so it was decided to use bigger chips with edging. It was also noted that the front walks needed something a little tougher, so gravel and decorative edging pieces were put in instead of chips. Thanks to the sale of a quad that Hudson no longer needed, the front walk work was done with no impact to the budget.

### 2. Recycling

It has been noted that recyclable items have been showing up in the garbage bins downstairs. It is unfortunate that some residents have not chosen to use the recycling containers outside. In a bid to make Hudson Village more recycle-friendly, we are looking into the feasibility of putting one of the bins downstairs in the parking garage.

## *In Closing*

Although the next few months promise to be quite busy, we appreciate your patience and understanding throughout this time. Have a great Fall season!