

Fall 2005

Hillsview News

for Hillsview Place, CCC#17

Annual General Meeting

Join us for the 2005 Annual General Meeting of the owners of Carleton Condominium Corporation No. 17.

Date: Wednesday, September 28, 2005
Time: Registration at 6:30 p.m, call to order at 7:00 p.m.
Where: Rothwell United Church, 42 Sumac Street
Directions: Within walking distance down the other side of Elmsmere Rd garden homes until you reach Sumac St. For actual directions contact the office or look on www.mapquest.com

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This is an opportunity for you to ask any questions you may have, meet the board of directors and your neighbours, and to hear what is going on in your condominium.

If you cannot attend, please be sure to send in your **proxies** for the Board of Directors election and/or general matters. What is a proxy? It is authorizing a person to act on your behalf.

Board of Directors Nominees



There are two 2-year positions available.

Eileen Giroux – Unit 403

Eileen has been serving on the Board for 5 years. She has been part of the design committee as well as treasurer. She has been living at Hillsview for 32 years. She had a career with the Royal Bank for 40 years and has a financial background.

Christine Martin – 913H

Christine has been serving a 1-year term on the Board as secretary and is looking to be re-elected. Her family has been living at Hillsview for 5 years. She has an accounting background and works for the Federal Government.

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Maintenance Emergency: **239-4775**, Security Cellular: **265-5871**
Overnight Vehicle Registration: **224-3373**

Welcome to the fall edition of the Hillsview Place Newsletter!



By the time you read this the Garden Homes should have had the roofs completed along with the eaves trough and painting of the entrance to the units. This work was a large undertaking and we are pleased to report the work has gone well. The remaining Garden Home living room windows replacements will also be completed in October. We have a few more items planned for next spring such as the exterior siding replacement and parking repairs.



Tower residents who have been unlucky enough to be stuck in an elevator will be very pleased to hear that new car operating panels are being installed in all three elevators and they will include a phone built into the panel that will be monitored 24hrs. The new panels also bring a few new features such as buttons that will actually light up when pushed and all the panels meet code requirements for wheelchair accessibility. The installation is scheduled to start on September 12 and should be substantially complete by October 31, 2005 and will require shutting down one elevator car at a time to perform the required work. Wait times may be longer than usual so please be patient, it will be worth the wait as we've been told many of the elevator problems are related to the old panels. Notices will be posted to inform residents when the work is being done.



During a power failure last month many of the Tower residents were surprised when the new generator failed to start! The problem was traced to a battery charger located in the upper garage that had been turned off. To ensure this never occurs again a cover has been placed over the unit and the generator system has been wired into the main fire trouble panel in the lobby of the tower. We are also pleased to report the power failure that occurred the very next day was handled without a hitch and the new generator has passed the final inspection.

The Reserve Fund funding package was distributed recently and many of you may be thinking that 18% and 4% increase in funding may be related to a condo fee increase. This is not the case as the extra funding is coming directly from the budget. These increases are being made to ensure the Reserve Fund remains healthy. This is all determined by the Reserve Fund Study that has been recently updated (another condo act requirement). The Reserve Fund Study is a plan determined between the Engineer and the Board as to which items (mechanical, electrical and structural) will need replacement or major repairs based on age and expected life span. In short, the Reserve Fund Study is an outline of the expected funds that will be required for the next 30 years to come and is reviewed and as needed revised every 3 years to take into account major repairs and replacements that have been completed.

Property Manager

Monika Deegan, the property manager, is on-site:

Monday 12:00 p.m. to 7:00 p.m., and
Tuesday – Friday 8:00 a.m. to 4:00 p.m.

Please be aware that Monika may not always be in the office if you phone or visit. She is frequently running errands or somewhere on-site (such as monitoring contractors, tending to other unit owners, etc.) Please leave her a message and she will tend to your request as soon as possible.

Also note many requests can now be processed on our website such as service requests, reservations for guest suites and the recreation centre, and even a suggestion box. For more information, visit <http://www.biline.ca/hillsview.htm>.

Interesting Facts

We have 221 tower units who account for 75% of the entire budget and 67 garden homes that account remaining 25% of the budget

Although it would be impossible to determine exactly the complete costs incurred by each type of unit throughout the entire 30+ years the condo has existed a quick look through the general operating expenses and condo fee revenue has the figures split at about 75% for Tower residents and 25% for Garden Home residents.





Ottawa Events

Fall Rhapsody - Gatineau Park

Enter a world of fresh, crisp air and vibrant colour, and take part in many exciting activities during the weekends - such as a photo contest, guided tours and nature interpretation activities. In Canada's Capital Region celebrate autumn's harvest of colour with Fall Rhapsody. www.capcan.ca, October 1 - 15, 2005

~ Supplied from Ottawa Kiosk

Recipes

Coconut Chocolate Balls

- 1 – 8 oz pack of Cream Cheese
- 1 – 8 oz pack of butterscotch chips
- 1 – 8 oz pack of chocolate chips
- 3 cups of miniature marshmallow
- 1 cup of maraschino cherries drained and chopped

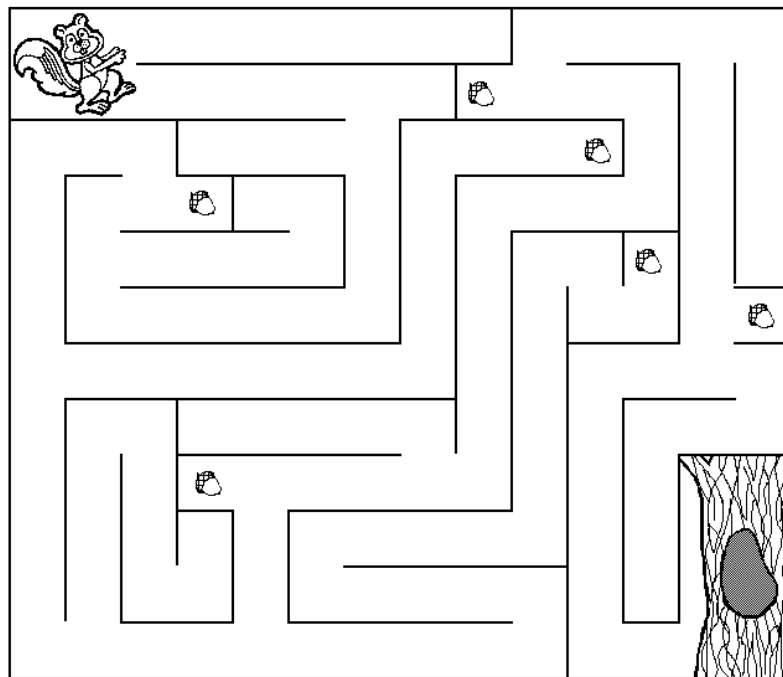
In microwave, melt chocolate for 2 minutes.
Remove, add cheese and mix until creamy.
Add other ingredients and refrigerate for 1 hour.

Roll them into small balls and then in coconut.
Keep refrigerated until ready to eat.

~ Provided by E. Giroux



Fall Maze



Collect the acorns and take them home

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Hillsview Website



As many of you know Hillsview Place has its own website, if you haven't visited yet you will be pleased to find many photos of Hillsview Place and useful tools and information. The website also contains links to the condo act along with a link to the current weather forecast and many other sites that will come in handy; in fact a search in Google for 'Hillsview Ottawa' or 'Hillsview Place' leads you directly to our website, but for those who wish to reach it directly the url is:

<http://www.biline.ca/hillsview.htm>

We have an exercise room that is sitting unused...



The reason it sits unused is simply due to the amount of damage that was being done to the equipment. We would love to resurrect the exercise room (which is located in the lower section of the pool building) but in order to do this we would need to ensure the equipment would be safe. One plan would be to have enough volunteers who would be present during the hours the room would be open and these individuals would control the keys to the room so that we would know at all times who is using the room. Plan two would be to install a camera and to tightly control the keys to avoid problems. But before we even consider following through with any plan of action we need to know if we have enough interest to resurrect the exercise room, if interested please fill out the form below and return it to the office (or send an e-mail to ccc17@biline.ca).

If the room is reopened, I want to have access to the exercise room!

Name: _____

Number of owners in household that are interested: _____

Unit: _____

Concerns or Suggestions

Hillsview News created by:
Christine Martin

Hillsview News translated by:
Hélène Lemieux

TALK TO US!

Address your note to the Board of Directors...

- Bring it to the management office in the Tower.
- Send an e-mail to: ccc17@biline.ca
- Meet Board members at an open house. Notice of date and time are circulated in advance.

