

May 2009

# Hillsvue Place

## Management Office Staff

Monika Deegan,  
Property Manager

Luc Beaudoin,  
Head Superintendent

Christopher Dinardo,  
Assistant Superintendent

Angelica Usme  
Day Cleaner

Board of Directors  
Jeff Mathurin,  
President.

Yvonne Rideout,  
Vice-President.

Eileen Giroux,  
Treasurer.

Jo-Anne Zahab,  
Secretary.

Stan Mott,  
Director

*Special thanks to H el ene  
Lemieux, a resident  
volunteer,  
for doing such a great  
job with translating all of  
our documents*

## Property Management Office Hours

The Property Manager, Monika Deegan, works on-site from Monday to Friday as follows:

Monday	12 noon – 7pm
Tuesday – Friday	8.30am to 4.30pm

In an effort to lessen the interruptions during her work day, her office door will be open to meet residents as follows:

Monday	2pm – 3pm <i>and</i> 6pm – 7pm
Tuesday – Friday	10am – 11am <i>and</i> 2pm – 3pm

The office phone lines will remain open throughout the day for phone messages, which will be returned as soon as possible.

For maintenance emergencies call **613-239-4775**. For regular maintenance please complete a maintenance form and submit to the office.

Website: <http://www.biline.ca/hillsvue.htm>

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## Security

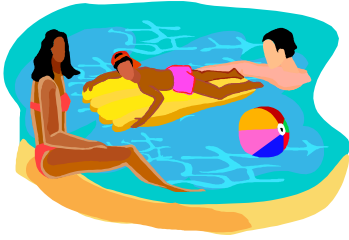
Securitas Limited, provide overnight security for both the Tower and the Garden Homes.

A guard will be on duty between the hours of 8pm and 3am seven days a week. Should you have any security concerns, please contact the on-duty guard by phone at **613-875-2295**

If you have a life-threatening security issue to be reported, then you should call the police/fire/ambulance at **911**.

## What's New?

### Pool Opening & BBQ



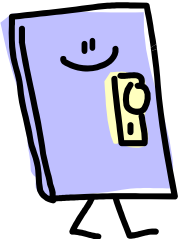
The Annual Summer Pool Opening and BBQ for all residents is planned for **Saturday June 13, 2009**. This is, as usual, subject to the weather co-operating! Full details of the event and this year's pool schedule will follow closer to the time – but in the meantime make a note to keep this date free.

### Top Soil

A load of top soil will be provided this year for garden home residents wishing to work on their flower beds and around the shrubs. The soil will be delivered to the **Visitor Parking lot** in front of the Pool and will be available for the weekend of **9/10 May 2009**.



### Upgrading of the Tower Entry Doors



The Main Lobby entry doors, the entry doors from the Garage [both levels] and the door into the Laundry Room are being up-graded and will include automatic door openers. This will in no way affect the existing security access to the building. This work was put out to tender and a contract has been awarded. Work will commence during early summer.

### Workshop/Hobbyshop

The entry lock for the Workshop/Hobbyshop in the basement has had to be replaced. A new key for this room can be obtained from the Property Manager.

A new work table has also been added to this room, specifically for cutting out sewing/craft projects. The table should be kept covered at all times [cover provided]. This table is not to be used for any painting or woodwork hobby projects.



## Updates

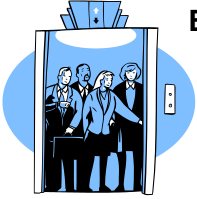
### Storage Lockers

Installation of the additional Storage Lockers in the Tower is now complete and there are just a few of lockers still available. Lockers rent for \$150.00 per year payable in advance. They are available for shorter leases. Contact the Property Manager for details.



*A reminder that **all** Locker Rooms are locked at 10pm each evening and opened each morning by 8am.*

**Garden Home Siding:** Replacement of the garden homes vinyl siding is complete. A final inspection was done at the end of March 2009, and over the next few weeks any final adjustments will be done.



### Elevator Cab Renovations in the Tower:

The materials for the Interior Cab décor have been selected. The contract for the work has been awarded and work will commence in early summer.

### Bicycle Room

Additional security cameras and lighting have now been added to the Bicycle Room, and the Tower interior entry door to the Bicycle Room has changed to a fob rather than a key. A reminder that:



- All bikes in the Tower Bicycle Room should have a tag, if you do not have a tag, or yours has fallen off, please see the Management Office for a new one.
- A Register of bike tags is held in the Management Office. If you have previously registered a bike and no longer have it, please contact the office so that we may keep the list up-to-date and also free up any spare spaces.
- Bikes without tags will be removed.

Also, additional outside bicycle racks will be set up for the summer months. A small one will be placed by the Tower Bicycle Room outside door, the second, and a larger one, will be placed by the Pool and a third one will be placed in the green space by the side of Unit 913S. Bicycles left at all locations will be at the owner's risk.



### Guest Suites

Renovations to the Guest suites are complete. Book early if you are expecting extra visitors this year. Call the Property Manager, Monika Deegan for details and reservations.

## Gentle Reminders

### Renovating your unit?

Best check with the Management Office for Do's and Don'ts! Our *Condominium Corporation Declaration and Rules* have specific guidelines, especially for electrical and plumbing work. Owners must contact the Corporation prior to renovating. Need a copy of the CCC#17 Rules, then visit our website at: <http://www.biline.ca/hillview.htm>.



If you need a plumber or an electrician, the Property Manager, Monika Deegan can let you have the contact number of the fully licensed ones used by the Corporation. Both the plumber and the electrician are familiar with the construction and layout of the building and can advise you well on any work to be completed. They both offer competitive rates for their work.

## BBQ's



Garden Home Residents are reminded that outdoor BBQ's, **when in use**, should be placed at least four feet away from home siding. In accordance with our Condominium Rules, BBQ's and cooking are not allowed on the Tower balconies.

## Satellite dishes

A reminder that Satellite dishes in the Garden Homes are only allowed under strict installation guidelines. Owners who fail to comply with these guidelines will have their satellite dish removed at their expense.



## Neighbours



Complaints to the Board and the Property Manager about noise from neighbouring units are becoming more frequent. The Board approach is that, when you live in a multi-residential complex, either a high-rise or garden home, you have to expect a certain amount of normal day-to-day living noise from your neighbours. However, residents are asked to be considerate of their neighbours, and are asked to take simple steps to eliminate unnecessary noise:

- ✓ If you have laminate flooring, wear slippers inside your unit.
- ✓ Surround sound is great for you – but not for your neighbours, turn down the bass level.
- ✓ Place small rugs or felt-protectors under chairs and furniture that you move regularly.
- ✓ When you do need to shout at each other, remember that your neighbours can probably hear every word!

Another frequent complaint is the smell of cigarette smoke. Unfortunately smoke travels where we cannot see and the Tower is not air tight. If you do smoke, we ask that you do everything you can to ventilate your unit, or better still, use an air purifier. According to complaints being received, cigarettes are not the only things being smoked in the building!! And we ask that you consider your neighbours, their health and allergies and do what you can to eliminate as much smoke and smell as possible.

## Use of Hallways and Common Areas

A reminder to residents of the Tower and their visitors, that there are rules concerning the use of common areas.

- ❖ Bicycles must be stored in the bicycle room and must not be transported into the building via the front lobby or in the elevators, or stored on balconies.
- ❖ Roller blades/skateboards are not allowed in the elevators or hallways or on the Corporation sidewalks
- ❖ Children and pets should not be allowed to play in the hallways or garage areas
- ❖ Shoes are not to be left in the hallways [**This is a Fire Code regulation**]

## Dogs

A reminder that in the Tower, dogs must be either carried, **or** wearing a leash **and** a muzzle at all times when the dog is on the interior common elements



Dogs are not allowed on the grass area immediately in front of the Tower, and Residents are responsible to clean up after their dogs.



## Cats

A reminder for Tower residents that kitty litter is to be suitably wrapped and disposed of in the garbage containers outside the garbage room in the upper level garage. It is **NOT** to be put down the garbage chute.

## Expecting Overnight Guests?



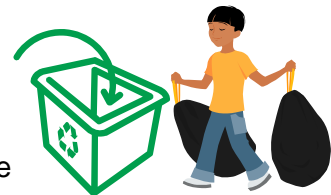
Be sure to phone ahead to register for vehicle parking. You will need the make, model and color of vehicle and license plate number and province/state of issue.

PHONE: Murray & Murray (613)228 7715 **or**  
Online at: <http://www.mmpcs.com/>

Vehicles not registered, or registered and parked in the wrong spot will be issued a City of Ottawa ticket.

## Recycling & Garbage

Residents are reminded of the basic Condominium guidelines for garbage disposal and recycling.



- Tower Recycling containers go out for pick-up on Fridays. Residents are asked **NOT** to leave recycling items on the floor by the Garbage Room when the bins are outside waiting to be collected.
- Appliances, Tires, Tins of Paint, Construction waste and large items of furniture should not be left by the Tower Garbage room. Refer to your 'Take it Back' booklet or the City of Ottawa website for information on how to dispose of these items. If in doubt, check with Monika in the Management Office.
- Empty Pizza boxes, carpet and construction waste should not be left on the floor of the Garbage Chute rooms in the Tower.
- All cardboard boxes should be flat packed and placed in the Cardboard/Paper recycling containers.
- **GARBAGE FOR THE GARDEN HOMES SHOULD NOT BE PLACED OUTSIDE UNTIL AFTER 7PM ON SUNDAY EVENINGS.**
- Garden Homes are reminded that Blue & Black Boxes are collected on alternate weeks.

Our Janitorial staff already have a full work schedule and do not have time to tidy up behind residents who cannot follow the guidelines. We ask for your cooperation and compliance.

## Sweet Tooth Corner



### **Cheese Biscuits**

½ cup Butter [or margarine]  
 1 cup flour  
 125 gms Cheddar Cheese – shredded  
 3 Tablespoons dry onions soup mix

Mix all ingredients together and knead until well mixed  
 Roll into a log, wrap in waxpaper and chill

Slice into ¼" slices on an ungreased cookie sheet  
 Bake at 350° for 20-25 minutes

Can be frozen when cooked or uncooked

*Thanks to Eileen Giroux, Tower Resident*

## Household Hints:

### No More Mosquitoes

Place a dryer sheet in your pocket. It will keep the mosquitoes away.

### Squirrel Away!

To keep squirrels from eating your plants sprinkle your plants with cayenne pepper. The cayenne pepper doesn't hurt the plant and the squirrels won't come near it.

### Reducing Static Cling

Pin a small safety pin to the seam of your slip and you will not have a clingy skirt or dress. Same thing works with slacks that cling when wearing panty hose. Place pin in seam of slacks and -- ta da! -- static is gone.

### Goodbye Fruit Flies

To get rid of pesky fruit flies, take a small glass fill it 1/2" with Apple Cider Vinegar and 2 drops of dish washing liquid, mix well. You will find those flies drawn to the cup and gone forever!

### Get Rid of Ants

Put small piles of cornmeal where you see ants. They eat it, take it "home", and can't digest it so it kills them. It may take a week or so, especially if it rains, but it works & you don't have the worry about pets or small children being harmed.

*Thanks to JoAnne Zahab, Garden Home Resident*