



February 2009

# Hillsvieview 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.

---

## Security Update

Securitas Limited, our current security company, has now had their contract extended to 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**.



### Storage Lockers

The additional Storage Lockers being installed in the Tower Ground Floor General Storage Room should be ready for March 1, 2009. There will be 27 lockers, which will each be approximately the same size as the ones we already have. These new lockers will rent for \$150.00 per year payable in advance.

For anyone requiring a locker for a period under six months, the rate will be \$15.00 per month payable in advance.

Residents who responded to the circular in April 2008, and have already indicated that they would be interested in renting a locker should now contact Monika Deegan to confirm details.

Anyone new to the Tower, and who is interested in renting an additional locker, should also contact Monika.

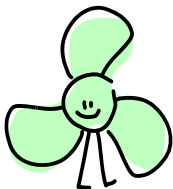


### Recent Cost Saving Improvements

**Boilers:** New heating boilers installed in the Tower in the Fall of 2008, will provide a saving of \$25,000.00 per year in gas costs..

**Lighting Retrofit:** The tower lighting conversion consisted of replacement of all T-12 fluorescents with T-8 fluorescents in the hallways and garages. The estimated cost of energy savings is \$7,500.00 per year.

For both the Boiler replacement and the Lighting Retro-fit we were able to take advantage of Energy saving rebate offers from both Enbridge Gas and Hydro One.



#### Makeup air circulation:

Timers have been added to kitchen roof top exhaust fans in the Tower. Fans now shut down at 11:00 p.m. daily and resume operation at 6:00 a.m. daily. Makeup air is therefore reduced, which means less air has to be heated. A controller, sensor and variable speed drive motor were added to balance the building air. Energy savings per year will be \$17,110.00.



**Toilets** in the common areas of the Tower have been replaced with low flush toilets. Cost savings in water will be \$50.00 per year for each toilet. This work will also be eligible for an energy saving rebate from the City of Ottawa for \$75.00 per toilet.

**Garden Home Siding:** Replacement of the vinyl siding on all garden homes is almost complete. Over the next few weeks final repairs and inspections will be undertaken. The new siding has added additional insulation to the Garden Homes, and residents should notice a difference in their heating comfort level. The new siding and freshly painted fences has added a fresh modern curb appeal to our Garden Homes.

### Other upgrades

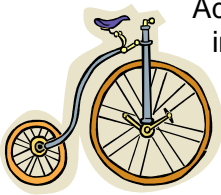


**Visitor Parking:** Garden Home parking lots have been reorganized to provide additional visitor parking spaces. Thank you to all residents whose cooperation was crucial to the success of this project.



**Elevator Cab Renovations in the Tower:** The Interior Cab décor will be upgraded this fiscal year. Funds for this work have been set aside in the Reserve Fund.

### **Bicycle Room**



Additional security cameras have been added to the Bicycle Room, and the Tower interior entry door will be changing to a fob rather than a key. Residents who have been issued with a key should check that their fob works on the new entry sensor. Keys already issued will continue to work for the time being. Once the new fob system is fully in place, the existing key lock will be changed.

### **Guest Suites**

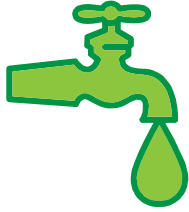


The two guest suites situated in the Tower are currently undergoing a minor facelift. Both should be completed towards the end of March. These suites are available for rent to both Tower and Garden Home residents and are becoming more popular. Book early if you are expecting extra visitors this year. Call Monika for details and reservations. Money for these renovations was set aside in the Reserve Fund.

### **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/hillsvie.htm>.



### Water savings:

The City of Ottawa has now extended their Waterwise Rebate Scheme for toilet replacement to include Condominium Apartments & Garden Homes. If you are considering replacing your toilet, check out the City of Ottawa website:

[http://ottawa.ca/residents/water/waterwise/programs/toilets/index\\_en.html](http://ottawa.ca/residents/water/waterwise/programs/toilets/index_en.html), where you will find full details, application forms and a list of approved toilets. If you do not have access to the internet, **phone 3-1-1** to request they mail you an information package.



### 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 for **\$60.00**

### Safety concerns

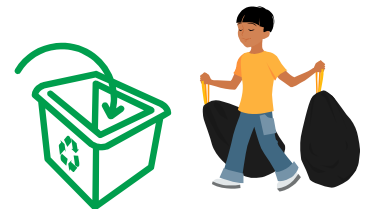
- Garden Home Residents should be sure to clear snow from around the gas regulator located in most backyards and others in the front of the unit. A build-up of snow and ice can cause a problem with the gas supply.

Please be careful when shovelling snow near the regulators. Hitting them could cause a gas leak. On that note, please report the smell of gas immediately to the Management Office or to the emergency number 613-239-4775.

- Tower residents are reminded that leaving boots, shoes or carpets in the hallways in front of their units, is not permitted by Fire Code Regulations.

### 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. A brief calendar is attached for reference . *[to garden homes only]*.

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

#### Muskoka Maple Fudge



2 Cups maple syrup  
 ¾ cup 10% Cream  
 2 Tablespoons Butter

1. Grease an 8 inch square pan.
2. In a saucepan over high heat, bring all the ingredients to a boil. Do not cover. Using a candy thermometer to monitor the temperature, bring the mix to between 235°F and 240°F, then drop a little in cold water. It will form a soft ball when ready.
3. Remove from the heat and monitor the temperature until it drops to 110° F, Beat until creamy.
4. Pour the fudge into the prepared pan and cool. Cut into squares.
5. ENJOY!

#### Brain Teaser



At a recent spring fete, four keen gardeners were displaying their fine roses. In total there were four colours and each rose appeared in two colours. Mr Green had a yellow rose. Mr Yellow did not have a red one. Mr Red had a blue rose but not a green one, whilst Mr Blue did not have a yellow one. One person with a red rose also had a green one. One person with a yellow rose also had a blue one. One of the persons with a green rose had no red. Neither of the persons with a yellow rose had a green one. No person has two roses of the same colour and no two persons had the same two colour roses and their names provide no clues. Can you tell who had which colour roses?

*Answer: on our website after 15 February 2009 and also in the Summer Newsletter.*

The Annual General Meeting in October 2008 was well attended and everyone present was pleased with the overall financial state of the Condominium and the work being planned in the areas of energy conservation.

The Board of Directors hope that you will be pleased with the work carried out so far this year and the direction they are going, not only to keep the property in a good state of repair, but also to make energy savings wherever possible.

Utility costs remain one of our biggest financial burdens, anything you can do to reduce hydro, heating and water usage, will all help to minimize the bills we pay.

Most residents of both the Garden Homes and the Tower tend to stay at Hillview for a good length of time, this in itself is a reflection of what we all know ..... that it must be a great place to live.

As always the Board welcomes input from owners on how things can be improved. Our regular '*Meet the Board*' meetings will continue. For your diaries, the next one is planned for Tuesday 10 February 2009 at 7pm.. Further details to follow.

**Garden Home Recycling Collection Calendar**

Date	Blue Box Boîte bleue	Black Box Boîte noire	Leaf & Yard Waste Résidus de jardinage
<b>February • Février 2009</b>			
2		X	
9	X		
16		X	
23	X		
<b>March • Mars 2009</b>			
2		X	
9	X		
16		X	
23	X		
30		X	
<b>April • Avril 2009</b>			
6	X		
13*		X	
20	X		X
27		X	
<b>May • Mai 2009</b>			
4	X		X
11		X	
18*	X		X
25		X	
<b>June • Juin 2009</b>			
1	X		X
8		X	
15	X		X
22		X	
29	X		X

**Dates followed by \* indicate a Public Holiday week when collections will be delayed by one day**