



Christmas 2007

Hillsview News

Hillsview Place, CCC#17

Management Office Staff

Monika Deegan,
Property Manager

Luc Beaudoin
Head Superintendent

Christopher Dinardo
Assistant Superintendent
[On site]

[Vacant]
Day Cleaner

Board of Directors

Jeff Mathurin,
President.

Diane Doxtater,
Vice President.

Eileen Giroux,
Treasurer.

Jo-Anne Zahab,
Secretary.

Yvonne Rideout,
Director.

Happy Holidays

*On behalf of the Board of Directors and staff of Hillsview Place, we wish to extend our very best wishes for a happy and safe holiday season.
Merry Christmas and Happy New Year*

Welcome and Thank You!

First of all we extend a very warm welcome to all new residents to Hillsview Place who have moved in since our last Newsletter. We hope you will stay for years to come!

Secondly, a big 'thank-you' to all who braved a cold evening on 28 November 2007 to attend the CCC#17 Annual Meeting, which was held at Rothwell United Church. There were 60 units represented by owners and a further 51 owners represented by proxy.

Management Office Christmas Hours

The Management Office will close Friday 21 December 2007 and will reopen Wednesday 2 January 2008. For maintenance emergencies call 613-239-4775. For regular maintenance please put it in writing to the office.

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

Renovating?

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

Expecting Overnight Guests over the holidays?

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: 613- 745-7554
Ext 231**

Holiday Reminders

All Residents

Christmas Lights

As an energy saving measure, all Christmas lights should be turned off by 11pm each evening. However, we realized that this might not be possible in the Garden Homes where the lights are connected to the timed outside lighting. By Order of the Board of Directors, Christmas Lights should be turned off completely by the second week of January each year and taken down by 1 April.

Snow Removal

As soon as you see or hear the snow removal contractor at work in your parking lot, please move your car so that all spots can be cleaned properly.

Security

Do leave a key with the Office for emergency access if you plan to be absent from your unit for more than 24 hours.

Security guards patrol the premises during the evening and overnight. If there is a serious issue to be reported then you should call the police/fire/ambulance at **911**.

Back door lights in the Garden Homes need to remain on at all times

Going Away this Christmas?

Security is especially important at this time of year. Don't forget to cancel your newspaper, or have a neighbor pick them up for you. Let your neighbours know you'll be away so they can keep an eye out for anything suspicious. For insurance purposes, your unit should be checked every three days. Garbage day pick-ups during the holidays will be on Mondays: December 24 and December 31. Garden Home residents, please remember to **NOT** put out your garbage before 7pm on Sunday evening.

Hillview Place, CCC #17, 915 Elmsmere Road, Ottawa, Ontario K1J 8H8

Tel: 613-744-3598, Fax: 613-746-5268, e-mail: hillviewplace@rogers.com

Maintenance Emergency: 613-239-4775, Overnight Vehicle Registration: 613-745-7554 Ext 231

GARDEN HOMES

Exterior Water Taps

Disconnect hoses from exterior taps. Turn off the interior shut off valve, and open the exterior tap so that the water is drained from the pipe. Not all units have the interior shut off valves. If unsure, please check with the office.

Gas Regulators

Please keep the gas regulator in your rear yards clear of snow.

Plug-ins

If you use the plug-in for your car, please ensure that the cover is closed after use. Otherwise, moisture will get in and the wires will corrode, rendering your plug-in useless, and requiring an expensive electrician's bill for the cost of repairing it.

Furnace filters

You are reminded to check your furnace filters regularly and to change them every 2 to 3 months. A clean filter allows the furnace to work more efficiently.

TOWER RESIDENTS

Recycling containers go out for pick up on Friday mornings, it would be helpful if residents did not bring down recycling items on Fridays, until after the bins are back in the garage.

Avoid frozen radiator pipes during the cold season - Do not turn your thermostat any lower than 66°F (18C). Turning off the heat could cause the radiators to freeze and burst.

Spare Keys?

Do you have keys for the Tower Bicycle Room and Workshop that you no longer use? Return these to the Management Office and receive a refund of the deposit you paid. These keys can then be re-sold to new residents.

Concerns? Suggestions?

TALK TO US!

Address your letter to The Board of Directors

- Deposit it in the mail slot at the Recreation Centre or at the Management Office in the Tower.
- Send an e-mail to: hillsviewplace@rogers.com
- Meet the Board members at an Open House. Notice of date and time will be circulated in advance.

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FOR THE COOKIE JAR [recipe courtesy of Jo-Anne Zahab]**Gingerbread Cookies****Ingredients:**

6 cups all-purpose flour	1 1/2 teaspoons ground cloves
1 teaspoon baking soda	1 teaspoon finely ground black pepper
1/2 teaspoon baking powder	1 1/2 teaspoons salt
1/2 pound unsalted butter (room temperature)	2 large eggs
1 cup dark-brown sugar, packed	1 cup unsulfured molasses
4 teaspoons ground ginger	Currants or raisins
4 teaspoons ground cinnamon	

Method

- Sift flour, baking soda and baking powder together in large bowl.
- In a separate bowl, cream butter and sugar until fluffy. Mix in spices and salt, then eggs and molasses. Add flour mixture and combine on low speed. Divide dough in thirds, wrap in plastic and chill for 1 hour.
- Heat oven to 350°C and line baking sheets with non-stick baking mats. On a lightly floured surface, roll dough to 1" thick, cut into shapes and transfer to baking sheet.
- Add currants or raisins to create eyes and buttons. Bake for about 20 minutes until crisp but not darkened. Let cookies cool.
- Decorate with icing. (Makes 24 6" gingerbread cookies).