

Westpark News

CCC No. 486
100 Grant Carman Drive, Nepean, ON

December 2014



A Word from your President

Another year is fast coming to a close. The Annual General Meeting (AGM) was held on October 30th and, for the benefit of those who could not attend the meeting, I would like to go over one item covered at the meeting – windows. At last year's AGM, it was mentioned that the Board would explore a pair of options based on feedback received from Owners. The first option was the replacing of the whole window assembly. Experts examined our windows. They advised that the current window assembly is performing as intended and that they are expected to last for at least another 25 years as a result of the ongoing thermopane maintenance carried out over the years and because the windows have not been subjected to salt corrosion. The funds required to replace windows will be in the Reserve Account in 25 years. To replace them now would cost approximately 3 – 4 million dollars. This would result in a special assessment of approximately \$25,000 per unit since the funds are not in the Reserve at this time. The Board will not be pursuing this option

unless a significant number of Owners request it.

The second option involved determining whether replacement of the gliders located at the bottom of slider windows and replacement of the weather stripping surrounding the slider windows would make a significant impact on window performance.

After having had this maintenance work completed by a local window contractor on a test case, it was found that operation of the slider windows can be enhanced by replacement of gliders. Replacing the slider window weather stripping proved to be problematic and time consuming because of the manner in which the original weather strip had been installed.

The total cost for this preventive maintenance in the test case (which included replacement of weather stripping and gliders on all eleven slider windows in the unit, as well as rollers on the patio door) was just over \$1,500.00.

The test case unit will now be closely monitored over the winter months to

Contact Info:

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Office Hours:

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Board of Directors

- **President**
Gerry Dupont
- **Vice President**
David Dupont
- **Secretary**
Ronald Smedmor
- **Treasurer**
Albert Lynch
- **Director**
Philip Plunkett

From your President (continued)...

determine whether the work was successful in improving performance of the slider windows in the cold winter months. We will report back to you in the future on

this matter, with the possibility of setting up a maintenance program for interested Owners, whereby they could benefit from a bulk rate at a local window maintenance



firm to have similar work done in their own units. Interested Owners would be responsible for the costs involved.

Gentle Reminders

Snow Removal

Please help our snow clearing efforts by keeping the "Visitor Parking Lot" free of cars overnight.

Recycling

Large cardboard boxes should be flattened and placed beside the

recycling bins, so as to not fill the bins. **Recycling bins should not be used for garbage.**

Balcony Floor Covering

Please make sure all loosely laid carpeting on the balcony is removed and stored for the winter

Carpeting left on the balcony over the winter period significantly increases the likelihood of concrete damage.



Holiday Reminders...

With the Christmas season fast approaching there are a few items that we need to be mindful of:

- Hanging decorations on exterior unit doors is against the fire code and will scratch the new paint. Hang decorations on the inside of your door instead.
- Be mindful of noise which might annoy neighbors. Although our building is fairly sound-proof, noise does travel and can generate complaints, especially at this time of year.
- Ensure that you or your guests **DO NOT SMOKE** in any of

the common areas (including the stairwells). Again this is against the fire code.

- Please close entrance doors and garage doors behind you and be careful not to let strangers in.
- Also, don't let anyone in the lobby who doesn't have a fob. If you order take-out food, pick up your food at the front door yourself.
- Real Christmas trees are not permitted because they create a real fire hazard that exposes you and your neighbors to possible harm.

Holiday Festivities



That's it for the bah humbug stuff! Now to more pleasant things:

The Christmas Party will be held on December 12th and I look forward to meeting you there. I would like to thank Colleen Burns, Mary Byrne, Maureen Lynch, Susan and Phillip Plunkett and Laurie Friesen for organizing this year's Christmas party.

On behalf of the Board and Josee, Marshall and Freddy, I would like to wish all of you a very Merry Christmas and Happy New Year.