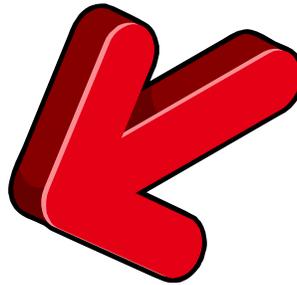


# Westpark News

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

February 2014



## A Word from your President

### Interior Decoration Project:

The final cost of the project is in and it is good news. We had a budget of \$500,000 and the final cost came in at \$464,006. We used up very little of the contingency funding included in the budget and was the main reason for the favourable final result.

### Feeding Wildlife

It has come to my attention that some of the residents are feeding wildlife such as squirrels and birds from their balconies. That is a “no-no” as it attracts rodents and insects to our building and creates a mess. We then need to spend money to get rid of these rodents and insects – money we don’t have as you’ll see in the next article. So please refrain from doing this.



### Budget Over-Run

I now have bad news to tell you about. The hydro bill for this past December was \$48,757. That was \$18,911 over budget. The very cold temperatures during the

month caused this major over expenditure. To make matters worse, we expect a similar deficit in January as the temperatures were abnormally cold as well. As a result, we may end up the fiscal year ending 30 April 2014 in a negative financial position.

The Board is going to try to prevent this from happening by eliminating or postponing any non-critical expenditures until the end of our fiscal period.

Unfortunately, this weather related increase to our hydro bill will result in a significant increase to our condo fees for next year. We will of course look at all aspects of our operation to reduce costs wherever we can especially examining ways to reduce the consumption of electricity. For example, we will further examine whether it would make economic sense to replace the chillers and heaters on the roof with more state-of-the-art energy efficient equipment.

### Contact Info:

#### Superintendent

Marshall MacLennan  
Ph 613-228-3311

#### Office Hours:

Tuesday (3 to 4)  
Thursday (3 to 4)

#### Property Manager

Josee Deslongchamps  
Ph 613-301-8570

#### Office Hours:

Tuesday (10:30 to 1:30)  
Thursday (10:30 to 1:30)

### Board of Directors

- **President**  
Gerry Dupont
- **Vice President**  
David Dupont
- **Secretary**  
Ronald Smedmor
- **Treasurer**  
Albert Lynch
- **Director**  
Sue Morneau

## From your President (continued)...

Also, we are discovering that the mechanical equipment that operates the pool is failing due to corrosion by the salt water that was used in the past. (You may remember that we recently changed from salt to bromine because of corrosion problems.)

The replacement of this pool equipment, although expensive, will provide us with an opportunity to reduce electricity consumption by installing equipment that is significantly more energy

efficient. The capital cost of this replacement project is provided for in the reserve.

It is also important for you to know that the Board will not compromise on the maintenance of the building as that would only lead to further costs down the road. But we do need your support in the actions we are taking and please let us know if you have any further ideas on reducing costs.

You should also know that the Board has considered the idea of further reducing the water tem-



perature of the pool. We decided to not do that because there are many pool users who have told us that the water is too cold as it is.

Thank you for your understanding.

## Gentle Reminders

### Snow Removal

To assist the snow clearing crew, it would be great that the “Visitor Parking” is kept free of cars overnight.



### Recycling

Please flatten large cardboard boxes and place them beside the recycling bins, so as not to fill the bins and make it harder for other residents to use it for papers and newspapers.



**The Recycling Bins are not to be used for garbage.**

## To come in the spring...

Keep an eye out for notices which will be issued soon about power sweeping and pressure washing of the garage, window cleaning and the annual spring pick up of large unwanted “hard to get rid of” items...