

Westpark News

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

April 2015

Go Sens Go!



A Word from your President...

Hydro Costs

My least favorite subject! Our last hydro bill for period 27 Jan to 25 Feb 2015 came in at a whopping \$56,358 – an all-time high. As a result, we will be struggling to meet our budget for hydro again this year. We will not have a special assessment to cover any potential deficit in the hydro account this year but there may be an impact on condo fees for next year. We will of course try to mitigate the impact of ever increasing hydro costs by replacing current equipment with more energy efficient systems, as explained further on in this newsletter edition.

Upcoming Projects

As mentioned at the last AGM, our mechanical and electrical systems are com-

ing to the end of their useful lives and we have begun the process of planning for their eventual replacements. We will obviously pay close attention to the energy saving characteristics of the new equipment so that we can reduce our energy costs. We are beginning the process with an energy audit. A poster to that affect has been posted on the bulletin boards.

Feeding Wildlife

There may be an urge by some of us to feed 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! So please refrain from doing this.

Garage Power Sweeping Pressure Washing

The interior garage power sweeping and pressure washing work will take place between May 25th and May 28th.

Please refer to the notices which will be posted on Bulletin Boards for the specific day that your parking space will be swept and washed.

On that day, please ensure your vehicle is removed from the garage before 8:00 a.m. You may park your vehicle in the North Parking Lot on that day only.

All items must be removed from your parking space and once the cleaning is done only small shopping carts will be allowed back. All other items are not to be stored in your parking space. It is against fire regulations.

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 (8:30 to 11:30)
Thursday (8:30 to 11:30)

Board of Directors

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



Update - Window Maintenance Program

As announced at the last AGM, over the last several months we conducted a test case to determine whether the replacement of the gliders located at the bottom of slider windows and the replacement of the weather stripping surrounding the slider windows would make a significant impact on window performance.

The results are non-conclusive. It appears that there might have been a slight improvement, but in general the windows were still foggy and they still iced up.

Elevator Emergency Button

If you should happen to push this button by mistake, please don't panic and please don't run away!

Just stay put and respond to the speaking voice - letting them know that you are not trapped and do not require emergency assistance.

When you run away, the resulting emergency call costs the Corporation between \$300 and \$700 per instance.

Summer BBQ—Mark Your Calendars!

It's now time for putting this horrible winter behind us and think about more pleasant things like the Summer BBQ. Colleen and her team have offered to put on a Summer BBQ like they did last year.

We will nonetheless offer a maintenance program for those Owners who may want it, keeping in mind that we cannot guarantee a significant improvement in the performance of the window.

The cost to Owners who are interested in this maintenance program would be as follows:

Option (A)

Replace the weather stripping and gliders on all slider windows in the unit, including the rollers on the patio door at a cost of \$1,700.00.*

* Please note that this price is based on a two (2) bedroom unit equipped with eleven (11) slider windows. Additional fees may apply for larger units.

Option (B)

Replace the gliders only at a cost of \$20.00 per slider window.

If you are interested in either of these options, please submit your name and unit number to Marshall. We will hire a company to do the work and bill you accordingly.



Gentle Seasonal Reminders

Leisure facilities

The showers in the changerooms are intended for the use of those Residents who use the pool, sauna, whirlpool and gym.

Parking

Please make sure your car has a Grant Carman sticker displayed in the bottom left of the rear window and that it is registered with the Superintendent.

Your vehicle should be parked in your own assigned space. Resi-

dents' vehicles are not permitted in the visitors' lot overnight.

Disposal of unwanted items

Residents are reminded that large items such as couches, stoves, refrigerators, etc., are their own responsibility to remove from the building and are not to be abandoned in common element areas.

Fire alarm

We have had a recent incidents of fire alarms / fire systems faults caused by smoking in the stairwells. A reminder—in accordance with Municipal Bylaws, all common element areas are designated smoke free areas.

If you are caught causing an alarm (by smoking or by any other willful act/negligent means), you will be charged the cost of the alarm and Fire Response fees.