

Westpark Newsletter



Spring 2016

April 27, 2016

A Word from Your President

Update on Major HVAC Projects

Three major heating / ventilation and air conditioning (“HVAC”) projects are being implemented as planned.

Replacement of Chillers

In January 2016, the replacement chillers were delivered to our site and installed on the roof. We must now fill the system with refrigerant and then do various Code required pressure tests. This work may only be done when exterior ambient temperatures are consistently warm.

So it is possible that when (if?) the weather does eventually warm up, there may be a few days when the chillers (air conditioning system) are not yet be available. I ask for your patience!

Replacement of Pool Dehumidifier

The pool dehumidifier (known as the Dec-

tron) is currently being replaced. The pool facilities have been closed until May 6, 2016 to accommodate this work.



Crane delivering chillers to site in January 2016

Conversion of Make up air Units (“MUA”)

The replacement of the Make-Up air Units on the roof will be done over the summer, as planned. More details to come about this project, when they become available.

Summer BBQ—Mark Your Calendars!

It’s now time for putting the winter behind us and to start thinking about more pleasant things like the Summer BBQ.

The BBQ will be held on Friday **AUGUST 5th** . Mark your calendars!

Notices will be posted ahead of time advising Owners and Residents of ticket sales.



Peter! Is that you I see cooking up the hamburgers?!

Contact Info

PROPERTY MANAGER

JOSEE DESLONGCHAMPS
TEL 613-301-8570

OFFICE HOURS:
TUESDAYS AND THURSDAYS
8:30 AM TO 11:30 AM

SUPERINTENDENT

PETER POUGET
TEL 613-228-3311

OFFICE HOURS:
TUESDAYS AND THURSDAYS
3:00 PM TO 4:00 PM

Board of Directors

PRESIDENT

GERRY DUPONT

VICE PRESIDENT

JOHN DEKNATEL

SECRETARY

DAVID DUPONT

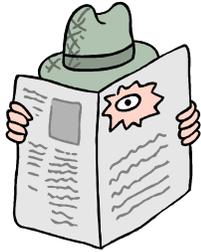
TREASURER

ALBERT LYNCH

DIRECTOR AT LARGE

PHILIP PLUNKETT

Security



We are working on improving building security

“It does not matter how sophisticated our security system is – if we don’t do our part ...”

We are working on improving our building security by adding and/or changing some hardware and by making some changes to the computer equipment that manages the security system.

Electronic Access and CCTV

The total FOB system is now being revamped where all areas of the building are connected and coordinated with the cameras, the front entry phone system and an updated computer.

We have added some cameras in strategic places such as the locker areas. We have also changed the door locking mechanisms on the P1 and P2

levels.

The magnetic lock system has been replaced. So, it is no longer necessary to press the green button to exit the area but you will still need your fob to get in.

We are also in the process of evaluating the possibility of connecting the lockers with the overall FOB system. If we do this, it won’t be necessary to issue new keys for the lockers. Residents would have access to your locker room through their existing FOB.

The computer equipment that manages the whole security system has now been centralized in the Superintendent’s

office. That includes the management of the cameras and the FOB system.

Despite these improvements, I must remind everybody that it does not matter how sophisticated our security system is – if we don’t do our part.

That means that we don’t let strangers come in. We have to ensure that the front door closes behind us before we move on. This applies to the garage doors as well.

Also, don’t let anyone in the lobby who doesn’t have a fob.

Rules, Rules, Rules!!

Rules can be annoying but they are required! Here are a few that I would like to go over with you:

- A parking space can be leased **ONLY** to another Resident. In fact, the Rule also states that the Condominium Corporation can take action to have the vehicle removed at the Owner’s expense.
- The Exercise Room is for the use of **Residents** only.
- A maximum of 2 guests per unit are allowed in the pool area and children under the age of 13 must be accom-

panied by a resident adult at all times.

- Parking spaces are not to be used for storage of any kind. Only 1 **empty** shopping cart is allowed.
- These Rules are included in the purchaser’s closing documents.

While I’m on the subject of rules, I’d like to mention a few “annoyances” that people experience from time to time.

- Please turn the lights out when leaving common areas such the lockers, workshop,

and gym area.

- Please make sure the water is turned off when finished using the car wash.
- Please don’t take personal showers in the pool changing rooms. We all have showers in our units to do this. The showers in the change rooms are provided for and should be used by people using the pool facilities

These actions are not only annoying but cost money that we all have to pay through our condo fees.



When in doubt about Rules and what IS and is NOT allowed, check the Corporation’s Resident Manual

Front Entrance Doors—Lobby

We have received many complaints about the doors not closing and latching properly.

We have adjusted the door closer mechanism several times but experts advised us that excessive pressure in the building corridors is the cause of the problem.

The reason that we have this problem today is because we have slowly and over many years, been dismantling our *Building Pressurized Air System*.

It all started when some of us began insulating our doors to prevent cold air coming in from the hallways. As more and more of us did this, air had fewer areas of escape and we started experiencing whistling from the doors which weren't blocked.

As a result, more of us began blocking the doors to prevent the whistling. The problem became progressively worse as more and more of us blocked our doors.

Our actions also led to other problems such as the doors in the lobby not closing/ latching properly and difficulty with proper operation of the

elevator doors.

Also, the lack of free-flowing air has led to more condensation on windows.

The *Building Pressurized Air System* is a comprehensive system where all parts must work properly to be efficient.

I would now like to remind everyone how our building pressurized air system works by quoting from the Rules and Resident Manual document which is provided to all Owners at the time of closing of purchase of their unit.

"The Pressurized Air System consists of the Make-Up air units located on the roof of the building. Outside air is drawn into these units. The air is then filtered, heated or cooled depending on the season, and forced throughout the building.

The pressure treated air is forced into each unit through the 1/4 inch opening around the perimeter of the unit entry door. This was incorporated into the overall pressure system design to minimize the escape of unit odours (cooking, tobacco and other scents). The pressure of the incoming air continuously expels the in-suite stale air the kitchen

and bathroom exhaust vents.

(The exhaust fans do not have to be on for this process to work).

Also, residents must not open a window or unit door while leaving the unit door ajar to air out their unit. This act also reduces the efficiency of the Air System."

How can we solve this problem?

It is critical that we restore the *Building Pressurized Air System* back to the way it was designed to work.

That means that air must flow freely. Therefore, those of us who have blocked our doors (or have inherited that from previous owners) are defeating the purpose of the building's pressurized system.

Accordingly, we will be asking everyone, later this Summer when the Make-Up Air units are replaced, to remove any material around your unit door. We will issue a notice to remind everyone of this. Of course, if you want to do this now, please go ahead. I appreciate your understanding and look forward to your cooperation.



Experts advise that the building is suffering from excessive air pressure

"All Owners /

Residents are

requested to

remove any

insulation or

gaskets they may

installed around

their unit doors."



Rick is still learning the ropes. Thank you for your cooperation and understanding while we get him settled in!

Welcome aboard to Rick Pillar!!

Mr. Rick Pillar has joined the Westpark team in April 2016 and is occupying the newly

formed Assistant Superintendent Position. Welcome aboard Rick! We look for-

ward to working with you in the coming months!

Interior Parking Power Sweeping and Pressure Washing Schedule



Interior garage power sweeping and pressure washing in the coming days – keep an eye out for Notices

Monday, May 9th

Parking spaces #1 to #48 and
Parking spaces #95 to #99

Tuesday, May 10th

Parking spaces #49 to #94

Wednesday, May 11th

Parking spaces #100 to #147 and
Parking Space #203 to #210

Thursday, May 12th

Parking spaces #148 to #202



Please don't feed the wildlife. It is counter productive to the Corporation's efforts to keep them away from our units and gardens!

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.



Canopy Refurbishment

Owners and residents will note work at the front entrance doors as the Corporation proceeds to a canopy refurbishment project.

We may be underfoot for a period of time as the contractor removes the canopy frame, repairs and repaints it, then reinstalls the frame along with a brand new canopy awning.

Thank you in advance for your patience while we complete this project.

