



HOMewood

Community Newsletter

🌸 *November, 2011*



11/11/11

LEST WE FORGET

President's Report

By Wayne Beaton

October 24, 2011 Board Meeting

Lobby and Library B1 project has been approved by the board.

I want to take this opportunity to thank Mike King and John Agro for working with me on this project for almost two years now. And, thank you to my fellow board members for unanimously approving the project.

I would also like to thank those who attended the presentation by Designer Alba Graner. I must say it has been a long time since 40 Homewood has had such a positive response to a project. The feedback has been very positive and the majority in attendance expressed their approval.

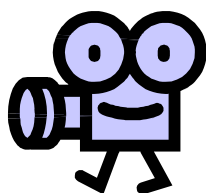
As I mentioned at the meeting, this is a welcome investment in our home. The multipurpose meeting room to be located where the library is now is **not** being made an exclusive room for anyone in the building. There will be times when it is being used by a committee, the board, or an owner having a meeting but otherwise everyone is free to use it – it belongs to all owners. The new library on B1 will have more room to display our collection of books, and we already have interested owners willing to help with the set up of the new library. We will also have enhanced security with the security desk being more prominent in the lobby, and there will also be a waiting area for those calling for a cab or Wheel Trans etc.

I am sure we will all enjoy the new entrance, the multipurpose room and the expanded library when completed in early spring.

Other Items Discussed

- It is budget time – the board and management are currently working on the budget. It will be sent to owners in December.
- The back expansion joint is on schedule and should be completed within the next 4 weeks.
- An open information meeting for owners to discuss anything related to the building will be held in January. All board members will be in attendance, along with management. We will provide the date as soon as possible.





Don's Movies For November

**All movies at 7:30 pm in
Recreation Room**

Thursday, November 3

THE FLAME OF NEW ORLEANS

(1941)

Marlene Dietrich, Bruce Cabot

Friday, November 4

DESIRE (1936)

Marlene Dietrich, Gary Cooper

Friday, November 11

John Ford's

WHAT PRICE GLORY (1952)

James Cagney, Dan Dailey, Robert
Wagner

A Remembrance Day Special

Thursday, November 17

HOW TO SUCCEED IN BUSINESS

WITHOUT REALLY TRYING (1967)

Robert Morse, Michelle Lee, Rudy Vallee

Friday, November 18

IT'S A GREAT FEELING (1949)

Doris Day, Dennis Morgan, Jack Carson
And a galaxy of guest stars

Thursday, November 24

LOUISIANA PURCHASE (1941)

Bob Hope, Victor Moore, Vera Zorina

Friday, November 25

THE SECRET LIFE OF WALTER

MITTY (1947)

Danny Kaye, Virginia Mayo, Boris Karloff



E-Waste

Electronic waste
bins for City pickup
are now available
in the Green Room

Accepted electronic items for collection

Small electronics

- Cell phones and home phones
- Computer cables and accessories
- Laptop computers
- Keyboards
- VCR/DVD players
- Hand-held computers
- Pagers
- Radios
- Cameras and video recorders

Large electronics

- TVs
- Desktop computers and monitors
- Printers and scanners
- Copiers
- Typewriters
- Fax machines
- Stereos, tuners and turntables
- Receivers and speakers

Important Note: Always remember, to
protect your privacy, clear all personal
information from computers, cell phones
and electronics prior to collection/drop-
off/donation.





Don't forget to set your clocks **back one hour** on Sunday, November 6th, 2011 at 2:00am.



Please don't put incandescent light bulbs and broken glass in the bin for fluorescent tubes. People removing the tubes could cut themselves on shards of glass.



The Social Committee is looking for a volunteer to create a 40 year anniversary

Photo Video DVD presentation on the history of 40 Homewood, which is going to be 40 years old in 2012. The committee will also be looking for copies of photos and any video recordings residents might have, to incorporate into the memorial video. Please leave your contact information for the Social Committee with the office if you wish to volunteer and/or if you have any materials we can copy. Thank you for your assistance.

Food Bank Drive

There will be volunteers in the lobby the week of November 28th – December 2nd between the hours of 5:00 pm and 7:30 pm to accept donations to the Daily Bread Food Bank.



As in the past, they need non-perishable food. With the state of the economy today, they really need our donations.



HOLIDAY DINNER

Sunday, December 4, 2011
5:00 pm to 9:00 pm
Recreation Room

Absolutely Famished Presents

Mixed greens with strawberries, cucumber, mandarin oranges, red onion and roasted red peppers

Roasted and steamed vegetable medley
Roasted garlic mashed potatoes with fresh herbs

Vegetarian sweet potato pie with cranberries

Baked salmon with lemon butter and sautéed shrimp

Roast Turkey breast with fresh cranberries and gravy

Stuffing with fresh herbs and dried apricots

Assorted cookies and brownie platter
Dessert

Entertainment

Brought back by popular demand, **Guys Like Us**, the choral group that performed for us in 2009, will provide a medley of music, including our favourite holiday songs.

Tickets available as of November 7 in the office: \$22.00



Individual Metering Of Hydro

The electricity bills for 40 Homewood are higher than in many buildings because we not only use electricity for lights, computers and vacuum cleaners, etc., but also for our heat.

Over the years there has from time to time been interest in the possibility of individual metering so that each unit would pay for the electricity it uses, rather than sharing on a common element basis. "Smart meters" were the talk of the town some while back. Often, many residents think they'd probably be better off with individual metering since it must be their neighbours, not themselves, who are the "energy hogs"!

Well, the fact is that our condo's basic, founding document, the Declaration, states that common expenses shall include both "electrical energy to each unit" and heat. (Article XIII, sections i and j.) In order to change that (that is, to amend the Declaration), there would need to be consent in writing from at least 80% of all units. (Condo Act, Sec. 107 (2).)

This would probably be a big hurdle which—even if achieved—would still need to be followed by the technical challenge and the financial costs of a changeover.

(You may find the Declaration and the Act on the website under Administration >> Governing Documents.)



Venting

For the good functioning of the building's ventilation system, management is asking that all residents check their bathroom vents.

If your vent's damper is closed, it could cause condensation on your ceiling and you might mistakenly think there is a leak from the unit above yours.

1. Do the tissue test. Place a piece of tissue on the vent. If the air being sucked in (or up) keeps the tissue on the vent, your vent is fine. Nothing more is required.

2. If your tissue falls off, the vent is not taking up air. If you feel competent, take the cover off the vent and check to see if your damper is closed. If so, open it. (See the Newsletter September issue for more explicit guidance, 40homewood.org > Information > Newsletters.)

3. If your tissue falls off but you don't feel competent to remove the cover and check the damper, please contact the office and say so. One of the staff will then do this.

Will whoever took
two chairs from the
library, please return
them.

Proposed New Condo at Wellesley and Sherbourne

By Constance Dilley



As residents of the neighbourhood, do we want the new high-rise on the corner of Wellesley and Sherbourne to go up as planned, or should we suggest modifications? This was the question asked by the city planners at a community meeting, October 17.

The project was described and defended by the developer and the architect to an audience of about 90 people. With a ground floor rental section and a total of 327 units (216 one-bedroom and 111 two-bedroom), the building is slated to rise 38 stories. Currently, the location is zoned for a building no taller than 12 metres.

Most of the people who attended seemed to have questions and arguments about the plan. Most frequently mentioned were these:

- The building goes to the edges of the property line, with no green spaces and no set-back from the sidewalk
- Standing on a corner with three low-rise buildings, it doesn't fit in, will cause a great shadow, and should be reduced in height.
- The entrance to the parking garage is on Sherbourne, competing with cars, bikes, and buses. The congestion will block traffic through the intersection at some hours.
- As only 4 spots are designated for visitors' parking, and 130 for residents, it will cause parking problems on the street



Near Future Schedule

The board will be working to approve the 2012 budget by the end of November.

The budget will then be distributed to owners in December.

In January, the board will host an Information Meeting for all topics that owners wish to bring forward for questions and discussion.



Fire Safety System

Residents will be aware from notices, the Newsletter and periodic fire alarm testing that the board and management have been working on corrections to various aspects of our fire protection and safety system.

Sometimes equipment gets out of date or stops functioning properly. Some standards were more loosely enforced in the past but are now more stringently monitored. Management has been working closely with the Fire Department inspector and captain on all facets of fire safety in the building. The board and management have hired consultants with the expertise to guide us in making the safest and most economical decisions that will also put us in compliance with the fire code.

There are three parts of this overall picture.

First, our annual fire inspection took place in June. Mainly what residents noticed was that our individual smoke detectors were checked. The inspection, however, also included parts of the fire safety system that are not in individual units. The work to fix or replace such things as some extinguishers and sprinklers took place in late October.

Second, the doors to the electrical rooms on each hallway need to be replaced to bring them up to fire code standards. The Fire Department has now approved the replacement plans and the work will begin shortly.

Third—and most significant in work involved and in costs—the “audibility project” is progressing. This is to remake the alarm system in hallways and units so that audibility requirements will be met. The current in-suite alarms (pictured above) haven’t worked for some time. The Fire Department has approved the plan as developed by consultants, management and board, and the work is out to tender. Once bids are received, the board will select one of the contractors.



To the volunteers who gave their time to hand out treats on Halloween and to all those who donated goodies

Lobby Refurbishment

By Martha MacLachlan

Residents of 40 Homewood filed into the Recreation Room on Wednesday, October 12, for a presentation of a proposed design for our 25 year old lobby, and partial proposals to transform the B1 level from its institutional look to presenting itself as part of our communal living space.

The Recreation Room has been home to many meetings in the past and much dissent has been expressed within its walls. Our most recent meeting was a joy. Gone was the rancour of years past. Residents, both long term and many of the new owners that are slowly populating 40 Homewood, were in attendance.

The meeting was called to order by Wayne Beaton, our Board President, and former Chair of the Five Year Planning Committee when the project was initiated. He first thanked Michael King and John Agro, the other two members of the design committee. All three of them have mulled over plans and ideas for modernizing our lobby for the past two years. With approval from the board, they put out a tender for three design proposals, with Interior Designer Alba Graner's submission being chosen. Wayne explained that Alba Graner's design was chosen both for her design proposal and long time experience working with aging condominiums and working within financial confines.

For those who weren't in attendance, the project design rendering is available in the office for you to see. Basically the proposed design includes new tile work

with combinations of cream, gray and black; the use of mirror to give the illusion of more space; new lighting including back lighting on new crown moulding; elimination of the dropped ceiling in front of the elevator doors; moving the security area further into the lobby area where the green bench is now; providing seating where the security desk was; and placing the access contact box on a smaller pedestal to allow for more space in the entrance way.

Plans for the first floor also include transforming the library room into a multi- purpose room and moving the actual library collection and stored books into a larger room on the B1 level. In the present space there is not enough room for all the books that have been donated. With the new design proposal, the main floor room would be used for meetings and by residents wishing to hold their card games, etc. The new library room on the B1 level would allow for more residents to work quietly on their computers, writing school papers, etc.

The majority of residents at the meeting were highly receptive to the ideas being presented. The few less receptive comments focussed on the colour choices of the new tiles and the type and place of furniture that would replace the green bench. Both the committee members and the designer committed to reviewing and accommodating, where possible, the recommendations from the residents.

Our lobby is looking sad and forlorn. I say cheers to the new design and let's get on with it.

Renovations at 40 Homewood

By Constance Dilley

Renovations at 40 Homewood are sorely needed in our common areas, and the Five-Year Committee undertook, last year, to make a plan. Serving on that committee and taking minutes for the Board, I was excited about all the possibilities. The plans presented at the Owners' meeting Oct. 12 weren't quite what I expected.

The designer had been asked to suggest "refreshing" the lobby and B1. I remember hearing what possibilities our rec room offered in terms of creating a more inviting space, and the desperate need to do something about the B1 corridors and other rooms there. No one, at that time, asked for a multi-purpose room on the ground level. The idea was to work over five-years, during which time a total budget of \$150,000 would be spent. We were ready to get any improvements we could, but that was what our budget could bear. I have not heard that the Board has voted to change that budget allocation.

Like others, I think the renovation of the lobby and the rearrangement of the library are welcome, positive initiatives. My question is, at what price? Since it was announced that \$140,000 would be used this year to remodel (instead of refresh), what is left for B1? And when was the decision to remodel instead of "refresh" taken? Did this come from the Five-Year committee, whose job is to plan? If we follow the lobby renovation as presented, does that mean we're stuck with the B1 corridors and our cavernous rec room for five years? Perhaps the owners would like a say in terms of the priorities of the new initiatives.

Household



1. Do you have calcium deposits in your tea kettle? Put a marble in the kettle, which keeps the calcium from building up.
 2. Is your drain (kitchen, bathroom sink, tub) a little slow, slightly clogged?
 - a. Pour in one cup of baking soda
 - b. Pour in one cup of vinegar
 - c. After the fizzing, pour in a couple of cups of boiling water
 3. Is it hard to clean your narrow-necked vase? Add water and a Polident tablet
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Carbon monoxide detectors in the parking areas

The board has approved one of the five bids from companies interested in installing a carbon monoxide detection system in our parking garage.

The system will monitor the appropriate levels of carbon monoxide and then regulate the use of the fans as necessary. Up till now, the fans have been operating all the time, and this system should prove to be a good savings on electricity consumption.

The money (just over \$16,000) will come from the Garage Reserve Fund

Balcony problems:

Things being flicked, tossed,
dropped, blown or thrown



Dangers from throwing lighted cigarettes from balconies have been previously mentioned. Also dangerous are other, bigger objects which might be dropped or thrown or blown from balconies and could harm a person or property.

Please remember that there are two important rules that apply: Nothing shall be placed on the outside of balcony walls or windows.

Nothing shall be thrown out of the windows or doors or from balconies.

ARTS & CRAFT SHOW

By Martha MacLachlan

40 Homewood's spirit of community just keeps getting better. The Arts and Craft show, held on Sunday, October 16 in the recreation room, was well attended by residents. Contributors and vendors who participated in the show, along with assistance from the social club membership, transformed our recreation room into a delightful bazaar. With six stalls set up, there was an eclectic array of items for sale and for just viewing.

Margaret Osmond displayed her glorious paintings, revealing the talented spirits of an artist within our midst

Eva Kato, a world traveller, photographer and bon vivant, was selling vivid photographs of her visit to Hawaii, packages of greeting cards with the same photos, for those with less money in their pocket as well as her own travel book, entitled *No Speaka Ta Language*

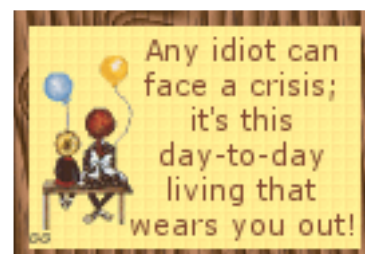
Gillian McConnell, a new resident of Homewood, revealed her knit wear and hand made beautiful jewellery that you will probably see being worn by several residents now.

Eden Juntereal, a resident artist whose work included a painting that captures 40 Homewood and the lovely gardens that lead up to the entrance.

Sky Delorach a resident musician, composer and photographer whose photographs capture images of Toronto, before the bulldozers arrive.

Kyle Kierdorf, a fledgling graphic artist and designer, showed his very own silk screen printed t-shirts

The Sunday afternoon event was declared a success by both artists and residents. Plans are in the making for a second event, complete with gift ware ideas, for an evening in late November or early December. Please watch for the notice and whether you attended or missed the first one, this is your chance to shop locally and meet the talented residents of 40 Homewood.





IN FLANDERS Fields

In Flanders fields the poppies blow
Between the crosses, row on row,
That mark our place; and in the sky
The larks, still bravely singing, fly
Scarce heard amid the guns below

We are the dead. Short days ago
We lived, felt dawn, saw sunset glow,
Loved, and were loved, and now we lie
In Flanders fields.

Take up our quarrel with the foe
To you from failing hands we throw
The torch; be yours to hold it high.
If ye break faith with us who die
We shall not sleep, though poppies grow
In Flanders fields.

Farewell to Joel & Dara

Joel Dick & Dara Douma have decided
to move on and leave 40 Homewood.

Dara and Joel have given countless
hours when they volunteered at
barbeques, dinners, game nights, etc.

Thanks you two we will miss you.



Laundry Etiquette

From The Management Office

As part of getting your clothes clean and dry, please consider other laundry machine users:

(1) Clean out the space in the washing machine (see picture) where residue gathers. There are paper towels in each laundry room which can be used for this task. One of the accumulating items is pet hair, but it's not the only thing.



(2) Please clean the lint screen after using the dryers, also for consideration of the next user.

Cleaning staff cleans the machines daily, but sometimes the waste accumulates very fast, so it helps if users do their part, too.



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