

40

# HOMEWOOD

*Community Newsletter*

*December, 2011*



December 25, 2011

Happy   
Hanukkah

December 21, 2011



World AIDS Day

December 1, 2011



XXX  
XXXXX  
XXXXXXX  
XXXXXXXXX  
"BUON ANNO"  
"JOYEUX NOEL"  
"VESELE VANOCE"  
"MELE KALIKIMAKA"  
"NODLAG SONA DHUIT"  
"BLWYDDYN NEWYDD DDA"  
"GOD JUL"  
"FELIZ NATAL"  
"BOAS FESTAS"  
"FELIZ NAVIDAD"  
"MERRY CHRISTMAS"  
"KALA CHRISTOUGENA"  
"VROLIJK KERSTFEEST"  
"FROHLICHE WEIHNACHTEN"  
"BUON NATALE-GODT NYTAR"  
"HUAN YING SHENG TAN CHIEH"  
"WESOLYCH SWIAT-SRETAN BOZIC"  
"MOADIM LESIMHA-LINKSMU KALEDU"  
"HAUSKAA JOULUA-AID SAID MOUBARK"  
"N PRETTIG KERSTMIS"  
"ONNZLLISTA UUTTA VUOTTA"  
"Z ROZHDESTYOM KHRYSTOVYM"  
"NADOLIG LLAWEN-GOTT NYTT SAR"  
"FELIC NADAL-GOJAN KRISTNASKON"  
"S NOVYM GODOM-FELIZ ANO NUEVO"  
"GLEDILEG JOL-NOELINIZ KUTLU OLSUM"  
"EEN GELUKKIG NIEUWJAAR-SRETAN BOSIC"  
"KRIHSTLINDJA GEZUAR-KALA CHRISTOUGENA"  
"SELAMAT HARI NATAL - LAHNINGU NAJU METU"  
"SARBATORI FERICITE-BUON ANNO"  
"ZORIONKO GABON-HRISTOS SE RODI"  
"BOLDOG KARACSONNY-VESELE VIANOCE "  
"MERRY CHRISTMAS - - HAPPY NEW YEAR"  
"ROOMSAID JOULU PUHI - KUNG HO SHENG TEN"  
"FELICES PASUAS-EIN GLUCKICHES NEWJAHR"  
"PRIECIGUS ZIEMAN SVETKUS SARBATORI VESLLE"  
"BONNE ANNEBLWYDDYN NEWYDD DDADRFELIZ  
NATAL"  
XXXXX  
XXXXX  
XXXXX  
XXXXXXXXXXXXX

# *President's Report*

By Wayne Beaton

## **2012 Budget and Year End Update from Your Board of Directors**

Dear Owners:

On behalf of the 40 Homewood Board of Directors I am pleased to present our budget for 2012.

I am proud to say that the deficit from year end 2010 will be reduced by an estimated \$75,000 bringing the balance down to an estimated \$40,000.

The common element fees will increase by a modest two per cent effective January 1, 2012. The increase is largely due to the reserve fund allocation, utility costs, some operating contracts, and mechanical costs.

Our 2012 garage budget is showing a small surplus of \$5k. The budget surplus, if realized, will be used to reduce the previous year's accumulated deficit. There will be no increase in the garage fees.

I would like to thank our Treasurer Stephanus Greeff and last year's Treasurer Brian Brenie for the work they have done on this year's budget. I would also like to thank the board for its budget deliberations and input prior to approval of the budget.

And thank you to our Property Manager Donald Balla and Brookfield Property Management for their support and direction.

A few of the 2012 budget highlights that you will find:

- Reserve Contribution increase of 3 per cent as per Reserve Fund plan;
- Utilities expected to increase by 2.8 per cent overall;
- Three staff will continue to work on site to maintain 40 Homewood; and,
- Contingency budgeted at \$58,500 to reduce the accumulated deficit.

This year has been a very busy and productive year at 40 Homewood.

We have completed many projects that were long overdue including:

- New roof
- Completed the repair of the front and back expansion joints
- Completed the design for the lobby project
- Upgraded the Camera Security System
- Completed the elevator study for consideration
- Upgraded the key scan system
- Completed unit inspections

As we move in to 2012 we will continue to make decisions in the best interests of all owners.

Some of the priorities for next year will be:

- Complete upgrading of the main floor and multipurpose room
- Complete renovation of B1 library room and transfer of library collection
- Continue with the landscaping project
- Replace the hydro contract that expires in 2012
- Maintain a healthy reserve and operating account
- Complete the audibility contract
- Continue to pay off the debt that we have reduced substantially this year

I want to thank the board, the staff and the volunteers who together have embraced our new projects and are helping us to accomplish so much at 40 Homewood. I would also like to thank the many owners who give us such positive and encouraging feedback.

As a resident I am proud to live at 40 Homewood. As President, I feel privileged to serve on the board with such committed board members.

2012 will be a banner year for 40 Homewood as it enters into its 40<sup>th</sup> year. We look forward to celebrating this anniversary together.

On behalf of your board, thank you for your support and have a very safe and happy holiday season.

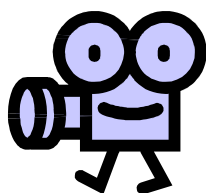
Respectfully,

Wayne Beaton  
President  
40 Homewood Board of Directors

The following table outlines the common element fees by unit:

**2012 Common Element Fees YCC 75**

<b><u>Unit Type</u></b>	<b><u>Suite Numbers</u></b>	<b><u>2011</u></b>	<b><u>2012</u></b>	<b><u>Increase</u></b>
Small Bachelor	05, 11, 105, 107	\$259.65	\$264.84	\$5.19
Large Bachelor	08, 10	\$332.82	\$339.48	\$6.66
Small Monette	09	\$312.76	\$319.02	\$6.26
Large Monette	07	\$385.93	\$393.65	\$7.72
Small One Bedroom	03, 06, 12, 103, 106, 108, 112	\$389.47	\$397.26	\$7.79
Medium One Bedroom	102	\$456.74	\$465.88	\$9.14
Large One Bedroom	04, 14, 15, 104, 109, 110	\$503.96	\$514.04	\$10.08
Small Two Bedroom	16, 17, 111	\$474.45	\$483.94	\$9.49
Large Two Bedroom	01, 02, 101	\$582.88	\$594.54	\$11.66



## *Don's Movies For December*

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

Thursday, December 1  
**THE VERDICT** (1982)  
Paul Newman, James Mason

Friday, December 2  
**WITNESS FOR THE PROSECUTION**  
(1957)  
Tyrone Power, Marlene Dietrich,  
Charles Laughton, Elsa Lanchester

Saturday, December 10  
**DESTINATION TOKYO** (1943)  
Cary Grant, John Garfield

Thursday, December 15  
**ENEMIES, A LOVE STORY** (1989)  
Angelica Huston, Ron Silver, Lena Olin

Friday, December 16  
**SLEEPING WITH THE ENEMY** (1991)  
Julia Roberts, Patrick Bergin

Thursday, December 22  
**THANK YOUR LUCKY STARS** (1943)  
Eddie Cantor, Dennis Morgan, Joan Leslie  
and a galaxy of guest stars

Friday, December 23  
**Irving Berlin's HOLIDAY INN** (1942)  
Bing Crosby, Fred Astaire

Friday, December 30  
**WEST SIDE STORY** (1961)  
Natalie Wood, Richard Beymer, Rita  
Moreno

Saturday, December 31  
**DEEP IN MY HEART** (1954)  
Jose Ferrer, Merle Oberon  
with dozens of guest stars

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## Recycling after Christmas.

Don't forget you can recycle:

- GREETING CARDS AND  
ENVELOPES (NO ATTACHMENTS  
OR FOIL INSERTS)
- GIFT WRAP (NO FOIL OR  
RIBBON)
- **FLATTENED CARDBOARD  
BOXES**



## Christmas Tree Disposal

Some residents will have natural  
("real") Christmas trees for the festive  
season.

The City of Toronto will pick up trees after  
the holidays on Wednesday, January 4, and  
Wednesday, January 18.

Please put your trees outside by the big  
bins, not in the recycling room. And please  
don't wrap the tree in a plastic bag.



People always have  
questions about my  
reindeer. For instance,  
they want to know why  
reindeer wear bells. I  
tell them it's because  
their horns don't  
work!!!

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## TV station change

SUN News Channel (channel 15 on our Davia cable system) has stopped broadcasting from the CN Tower and is now only available via satellite as a subscription channel.

Because keeping it on our basic list would cost nearly \$1,100 per year in our condo's cable bill in addition to something between \$500 and \$5,000 (the latter figure is for a brand new one) for a satellite receiver, SUN News Channel will be replaced by a broadcast channel from Buffalo, the CW. This will involve no increase in costs for 40 Homewood.

The CW might already be in place by the time the Newsletter is published. If not, it'll be soon after. To check it out online, their website is at [www.cw23.com/](http://www.cw23.com/)

Because you might be one of the few persons who watches a particular channel, if you notice problems with the transmission, do call Davia and leave them a message. You might be the first or only one who informs them there is something amiss. Davia's number is 905-660-3400. More information is on our website ([www.40homewood.org/](http://www.40homewood.org/)) under Information>>TV, Net and Don's Movie Nights.

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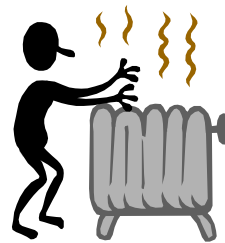
## Visitor Parking Passes



As the office will be closed for a few consecutive days, it is suggested that you get your Visitor Parking permits early in order to avoid a rush at the last minute.

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## Our Heating System

With our heating system, it's important that each resident has his/her thermostat set to the normal range for the benefit of the resident upstairs, as well as for her own unit.

If you are cold, please check to make sure that your windows are shut tightly. If they are letting in a draft, check with the office about the addition of some weather-proofing.

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## Holiday Hours for the Management Office

The hours for the Management Office on the holiday weekends are as follows:

**Friday, December 23<sup>rd</sup>** Open until noon  
**Monday, December 26<sup>th</sup>** - Closed  
**Tuesday, December 27<sup>th</sup>** - Closed  
**Wednesday & Thursday, December 28<sup>th</sup> and 29<sup>th</sup>** - regular hours  
**Friday, December 30<sup>th</sup>** - Closed  
**Monday, January 2<sup>nd</sup>** - Closed.

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## *Turns onto Homewood Avenue*

Local City Councillor Kristin Wong-Tam led a process to debate the value of instituting late-night turn restrictions onto Homewood Avenue from Wellesley Street. The idea was that it would discourage automobiles driven by customers of the sex workers centered around Homewood and Maitland Place. The immediate neighbours there have long complained about the late-night noise and the next-morning litter.

A ballot was mailed to nearly 1,800 homes in the area. The community response turned out to be closely divided, with slightly more people voting against the turn restrictions than for them.

The Toronto and East York Community Council then endorsed the councillor's motion to not implement the turn restrictions.

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## Did You Know?

**"Stewardesses"** is the longest word typed with only the left hand.

And **"lollipop"** is the longest word typed with your right hand.

No word in the English language rhymes with month, orange, silver, or purple.

**"Dreamt"** is the only English word that ends in the letters "mt"

**"Typewriter"** is the longest word that can be made using the letters only on one row of the keyboard.

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## Elevator Bulletin Boards



Some people have wondered about the priorities for posters or notices on the elevator bulletin boards.

When the boards were purchased and installed in January 2011, the board decided that only official board, management or committee notices would be allowed. This was because of the limited space available (three boards per elevator).

Among those notices, the priorities established are:

1. Notices about sudden or urgent changes in function of the building, such as water shut-off, etc.
2. Notices about similar events as #1 but with more lead time, for example, repairs to garage doors next week.
3. Announcements of imminent events which affect people less, such as fire alarm testing.
4. Other NEW announcements or reminders from board, management or committees.

While there are sometimes many announcements needing attention, at other times there are very few and then some "placeholders" are posted, such as office hours.

Other bulletin boards have a wider range of possibilities.

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## Canada's Do Not Call List

If you are bothered by unsolicited telephone calls, check the National Do Not Call List. There you can register so you are not besieged by telemarketers, or you can update and extend a previous registration, or you can check other useful information.

<https://www.innate-dncl.gc.ca/>

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## YOGURT CONTAINERS

### CONGRATULATIONS 40 HOMEWOOD !

**Due to your efforts, the Green Committee has now sent more than**

**2,000 YOGURT CONTAINERS**  
**to Terracycle**

**([www.terracycle.ca](http://www.terracycle.ca))**

**Proceeds will go to the Daily Bread Food Bank.**

**Please keep up the great work!**

**40 HOMEWOOD AVENUE  
GREEN COMMITTEE**

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## Neighbourhood Notes

The new Loblaws store in the former Maple Leaf Gardens opened on Wednesday, November 30.

The new LCBO outlet in that building is also open. (Hours: Mon-Sat, 10 am - 9pm, Sun: 12 noon - 5 pm)

Sometime in December, a new Bulk Barn will be opening at 2 Carlton, just at the top of the steps up from the subway.

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### Information Meeting for Owners and Board

Discussion, questions  
and answers on Budget  
and Other Topics

Wednesday, January 18,  
2012

### Budget Mail-Out

The detailed budget will be mailed to all owners by early in the week of December 5.

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## Driveway To The Garage

A dangerous situation arises from time to time when someone stops their car just into the driveway to the garage. Another car coming along, especially at night, might not see the first car before turning.

This is especially dangerous when the first car parks there and turns the lights off, even for a few minutes.

Please take care and advise your delivery personnel (pizza etc.) and guests the rear lobby door is available for deliveries and pick-ups and it is safer for all vehicles.

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## Clothing Drive

The Green Committee is organizing a clothing drive for Saturday morning, **January 28**. This will give everyone plenty of time to sort through their drawers and closets and place their donated clothing in bags.

We will have a truck from the Canadian Diabetic Association at the building that morning, so residents will just have to bring their donations down to the truck. The Diabetic Association welcomes used clothing and small household items such as pots and pans.

More details will follow in January.

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## Fire Audibility System

The board has approved a fire audibility system installation and upgrade to meet the requirements of the Toronto Fire Service. This will allow alarms to be heard in hallways and all units at the specified decibel levels. The work will likely begin late in the winter.

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## Food Bank Drive

We wish to thank the volunteers who sat in the lobby the week of November 28<sup>th</sup> – December 2<sup>nd</sup> to accept donations to the Daily Bread Food Bank. As in the past, 40 Homewood has come together and given a generous amount of food. Thanks to everyone who contributed.



## Questions to the Board or Management

**Q.** How long do the videotapes run? How long are they kept before they are erased and re-recorded? Has the tape been reviewed to see who took the chairs?

**A.** The tapes run for four or five months and are not kept after that. We've narrowed down the dates when the library chairs disappeared, and the tapes will be reviewed (quite a time-consuming process).

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## Newsletter Editorial Committee



Maureen Houlihan

Charles Marker

Martha McGrath

[newsletter40homewood@gmail.com](mailto:newsletter40homewood@gmail.com)

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