



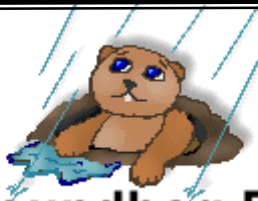
HOMewood

Community Newsletter

February, 2012



February 14th, 2012



Groundhog Day

February 2nd, 2012



2012 is a leap year. We get one extra day in the year. Leap years are the years when the ladies can do the proposing to the men. Gonna snag yourself a husband this year ladies?



*Dollars
For
Garbage*

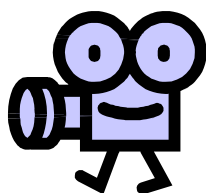
There was a question at the January 18th Information Meeting about how much we've reduced our garbage bill through recycling.

In 2009, about when the City of Toronto began charging for garbage but not for recycling and also the year when we opened our indoor recycling room (The Green Room), our budgeted amount for garbage pickup was \$42,000. The budgeted amount for garbage pickup for 2012 is \$16,000.

Sometimes residents may find the bins fuller than other times. For your information, the pickup days are:

Green (organic): Thursday
Blue (recycling): Tuesday
Brown (garbage): Monday, Thursday
Bulk (outdoors): Thursday (these items, such as furniture, should not be placed outside until after 5 pm on Wednesday)

Some pickups are moved back a day when there is a holiday



Don's Movies For February

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

Thursday, February 2

AIRPORT (1970)

Burt Lancaster, Dean Martin,
Helen Hayes

Friday, February 3

AIRPORT 77 (1977)

James Stewart, Jack Lemmon,
Joseph Cotton, Olivia de Havilland

Friday, February 10

THE EGG AND I (1947)

Claudette Colbert, Fred
MacMurray

Thursday, February 16

THE AFFAIR (1973)

Natalie Wood, Robert Wagner

Friday, February 17

HEART CONDITION (1990)

Denzel Washington, Bob Hoskins

Thursday, February 23

MARTY (1955)

Ernest Borgnine, Betsy Blair

Friday, February 24

REBECCA (1940)

Laurence Olivier, Joan Fontaine



Join Don "The Movie Man"
Sangster and your
neighbours in watching
them,

ACADEMY AWARDS

February 26th 2012

7:00 PM

In the Recreation Room

Refreshments will be welcomed

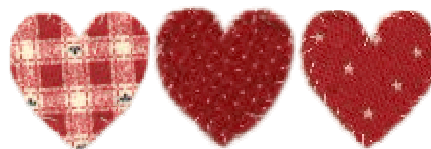
Pick the winners

Win a prize

Watch it on our big-screen TV

R. I. P. Sue Ellen

A number of
residents will
miss Sue Ellen,
who died in mid-
January at the
age of 12. She
was always
friendly and gave
great kisses. Her
masters, Patrick
Ross and Mark
Watson of the
14th floor, will
miss her a great
deal.





BEAT THE FEBRUARY BLAHS with a round of Meditative Hatha Yoga CLASSES

What is it? The Meditative Hatha Yoga class is designed to help enhance physical, mental, emotional and spiritual well-being by creating a space where the yoga student can step back, take a breather, stretch out the tensions in the muscles, relax the mind, and let go.

Benefits: Develop strength, flexibility, improve coordination and increase cardiovascular efficiency with peaceful yoga postures and breathing practices. This safe approach for integrating mind/body patterns helps to balance life's energies and promote personal and spiritual wellbeing.

For Whom: Beginner to Intermediate Yoga Students

Class Time: **Sundays** – 9:30 to 10:45 a.m. February 5th, 12th, 19th, 26th

Where: Homewood Recreation Room

Comments: Wear comfortable clothing, have an empty stomach and come with an open mind. Approximately 60 minutes of postures followed by 10-15 minutes of breathing, meditation and a final resting pose.

No charge – sign up at the office with Jane – a minimum number of registrants will ensure classes take place.

TEACHER: A degree in Psychology and a post-graduate diploma in Human Resources Development combined with many certificates in the natural healing arts including Yoga Teacher's Training and Reflexology qualify Danielle Gault as a health and human resources development specialist. She uses psychological models and the natural healing arts for enhancing energy, focus and vision. Trained in eastern and western psychology, Danielle sees people as a whole system and uses many approaches for raising awareness for dealing consciously with personal and professional issues. Her Yoga certificates are held with the Yoga Centre Toronto, Ananda Ashram in NY and the Federation of Yoga Teachers of Ontario. For information, call ***Danielle at (905)844-2495.***

Books written by the teacher:

Natural to My Soul – a guide to spiritual life -- \$15 plus applicable taxes.

The Well-Tempered Life: Coach Yourself To Wellness – published by Morgan James and soon to be released – This self-help book provides tools and techniques for creating balance through the use of Jung, Yoga and Reflexology of the ears, hands, and feet. \$18 plus applicable taxes.

You As An Independent Business Person In The Natural Healing Arts – learn how to use your mind to aim for a successful healing arts business. \$12 plus applicable taxes.

Construction site in Allan Gardens

The construction site with the tall fence at the south end of Allan Gardens on Gerrard is for water main work. The replacement of the water main is a huge project, stretching from Spadina Avenue to River Street. Along the route, there will be seven large tunnel shafts constructed under the streets. One of the shafts will be at Allan Gardens.

The Allan Gardens construction site will be there for three and a half years, until May 31, 2015.

City Councillor Kristin Wong-Tam will be organizing a public meeting for local residents to discuss concerns in late January or early February.

Residents can access the Councillor's Ward 27 News at <http://ward27news.ca/>, and there is a link on our website: www.40homewood.org >>Information >>Neighbourhood.

A.G.M.

The 2012 Annual General Meeting of York Condominium Corporation #75 (40 Homewood) will be held on Wednesday, June 13, 2012, at the Primrose Best Western Hotel at Jarvis and Carlton.

Mark this important date on your calendars now! Time and other details will be provided as the meeting date approaches.

Information Meeting: Owners and Board

The January 18th information meeting on the budget and other topics was attended by over 50 people representing the board, management and interested owners and residents.

The Treasurer, Stephanus Greeff, presented an overview of the 2012 budget. Highlights include a 2% increase in maintenance fees for the year, which will cover—among other things—an increase of 3% for the contribution to the Reserve Fund and an 8% increase in water. As per the Reserve Fund Study, we will be adding \$557,000 this year to the Fund.

The budget also proposes no increase for parking fees as the garage budget should result in a small surplus which will be used towards the accumulated garage deficit from previous years.

Another highlight is that, depending on possible adjustments required by the auditor, there is an estimated surplus from 2011 of \$75,000. That will reduce the accumulated deficit which, entering 2011, was \$117,000.

There were a number of questions and comments from residents at the meeting, and some of them have been summarized in other parts of this Newsletter.

Almost everyone in attendance indicated they were in favour of an additional open meeting, perhaps in April before the busy Annual General Meeting season with its own series of meetings (late May-mid June).





Alarms And Assistance

The replacement of the fire alarm system has been publicized lately.

Of course, everyone knows that when there is a fire, medical or criminal emergency, the number to call is 911. (If you need the police for a non-emergency matter, the number is 416-808-2222.)

There are other ways to summon help for urgent but non-emergency situations. Those who attended the January 18th meeting or have subsequently noticed the posters will know that the main office number, 416-923-2268, connects to security when the office is closed for the day or the weekend. Further, when the security guard is on rounds, calls to that number are forwarded to the guard's cell phone.

So, if there is a situation needing help, such as a major leak or flood in your unit, and you don't know who to call, call 416-923-2268 and either the office or the security guard will direct you or take the next step for you.

If you arrive at one of the outside entrance doors (front, garage, back, Visitor Parking entrance to B1) and buzz 101 for security (or the office), the number will only ring in those two rooms from the intercom stations.

In that case, if the security guard is on rounds, you will need to call the full number, 416-923-2268, to reach the guard for assistance. That buzzer call does not transfer to the cell phone.

In the swimming pool room, there is a phone on the wall near the lifeguard office that will reach the office or security.

In the laundry room, just next to the big bulletin board, there is an intercom that reaches security.



The residents of 40 Homewood outdid themselves with lots of donations of clothing and small household items on Saturday, January 28. The

driver from Clothesline, an arm of the Canadian Diabetes Association, reported that he'd not before seen such large quantities donated at one location.

Thanks to all who donated.



Red Dots for "No Junk Mail"

If you wish to stop receiving junk mail (mail that is not addressed to you), you may place a request card in your mailbox. Cards are available right in the mailroom above the waste containers.

It's important that your card can be seen by the mail carrier on the other side of the wall, so make sure you put the card ("No junk mail, please") as far into the box as possible. You may even wish to use a little tape so that it doesn't fall out or blow away.

When the the card is seen, the mail carrier will affix a red dot on that side of your mailbox, and you'll stop receiving junk mail.



Q & A

Questions to the Board or Management

Question: what is the status of the lobby and B1 renovations?

Answer: as of January 18th, the specifications for the work to be done are being composed and they will then be circulated to contractors for bids on the work. A contractor will be chosen, and it is expected that the work will be done in late spring, probably lasting about six weeks.

Question: what is happening with the elevator repair or replacement?

Answer: consulting reports have been gathered which will help identify effective ways of repairing and replacing components. Board and management will consider the various options and then decide how to proceed. This likely will not wait as long as 2014, which is the suggested date in the current Reserve Fund Study.

Question: why do we need to replace the fire alarm system?

Answer: By 2009, when the most recent Reserve Fund Study was done, the engineer saw that the current ("Xtendalarm" aka "Secutron") fire alarm system was no longer functional, nor could it be repaired. Some owners will remember that these devices, with the red button, used to sound an alarm in the suite, and we would have to press the red button to silence it. In 2009, the engineering firm estimated that replacing this essential system would cost \$500,000.

Work to replace this system is about to begin and the total cost will be far lower than \$500,000, perhaps as little as half that much.

Question: when will our fence be replaced? It's rusty and broken down.

Answer: this will probably happen this year (2012) after some other projects are completed.

Question: what is happening with the erratic hot water?

Answer: we have had an issue with two of the three boilers. One has been fixed, which has helped, and we are still looking into a fix for boiler #3.



February 21, 2012

FEBRUARY

February is named for the Latin word "februum" which means purification. On the old Roman calendar, February 15th was a day of spiritual cleansing and rebirth.





Noise complaints

by Brian Brenie

Before moving to 40 Homewood I knew every little sound in my fully detached home and where the noise came from.

Here at 40 Homewood that is not the case and that is an issue brought on by living so close to 491 other households.

For many years the various management companies have had to handle noise complaints from owners.

It bears reminding all that we do not live in a soundproof unit. The concrete slabs between the floors have holes drilled into them in closets and behind drywall to allow for cables and pipes to pass through – this is where sound can travel. The noises we make may affect those below us, above us, beside us and even floors away.

I am on the 12th floor at the south end and in the middle of the night I still occasionally wake to the sound of cars driving over the little bump at the bottom of the entrance ramp to the garage. It is something I have learned to live with.

Similarly there is a hum coming from outside the building (I think the rooftop generator of 140 Carlton or the ground level heat pumps of 415 Jarvis) that I hear every night when the sounds of the building and traffic die down. There is little I can do about it.

It is said you can live beside a fire hall and get used to the noise and block it out when the fire trucks head off to fight a fire.

Here are some tips for coping with these noises:

1- If it is unbearable, then ask management to investigate.

2- Tell them where you think the noise is coming from and at what time of day and in which unit.

3- If you believe that you know where a disturbing sound is coming from AND if you are acquainted (in a positive way) with the persons, you may wish to approach them directly rather than asking the office to intervene. Some reasonable and cooperative people will find this more neighbourly than getting a note from the office or a knock from the security guard. Sometimes, however, you are not really able to correctly identify where the noise is originating. Also, sometimes, you may encounter persons, perhaps especially late at night, who are not particularly cooperative, and thus it can be better to work through the office.

4- Sometimes it takes a few days to zero in on the cause so please be a little patient with all that management has to handle on a day to day basis.

5- If the noise is bothering you it is probably also bothering others and management will do its best to zero in on the cause and either take corrective action or ask for action to be taken by the noise maker(s).

6- Sound travel in this building is unbelievably strange; sometimes you think it is the unit right above/below you but it could be three floors up/down and two/three units away.

On the other side of the equation, here are some noises that neighbours will find annoying:

a) For those who wake early in the morning I would suggest you either have padded carpeting or be conscious of how heavy your footsteps actually are especially when the building and outside noise is quiet;

at any hour, avoid walking on bare floors with hard-soled or hard-heeled shoes.

b) If you have a noisy shower that generates squeals that could impact your neighbours please have it repaired by a licensed plumber.

c) If you have a pet who is a night hawk please be considerate and don't allow them to play with noisy toys during the night; you may be a sound sleeper and not be disturbed but your neighbours might not appreciate the joy your little pet is having while you are asleep; dogs bark to express themselves, but canine self-expression that goes on and on and on is not neighbourly.

d) Please keep children from running wildly around hardwood floors, it is dangerous for them if they fall and it affects the lives of those living nearby.

e)- Loud music late at night and renovation noises outside of permitted hours are disturbing.

There is a noise rule in the building but beyond that I think we need to think of common courtesy to neighbours.

We all want to live free of as many disturbances as possible, so please be familiar with the rules relating to noise and in some cases be extra generous by ending the noise a little earlier than the rule requires; your neighbours will appreciate your cooperation.



Family Day
February 20th 2012
Office Closed

Documentary Film

Join the members of the Green Committee in viewing "**The 11th Hour**". It is a documentary film, created, produced and narrated by Academy Award winner, Leonardo DiCaprio on the state of the natural environment

It's world premiere was at the 2007 60th Annual Cannes Film Festival and was released on August 17th, 2007.

Date: Wednesday, February 22nd, 2012

Place: Recreation Room 1B

Time: 7:30 PM

Hope to see you there.

Knock, knock
Who's there?
Olive
Olive who?
Olive you.



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