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# 40 Homewood Community Newsletter

Volume 5. Number. 12

December 1, 2008

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The views expressed in this publication  
are those of the writers of the articles  
and not the Board of Directors.



December 25<sup>th</sup> 2008

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December 21<sup>st</sup> 2008

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## WELCOME

To Brookfield Residential Services Ltd. who  
have won the contract as our permanent  
property management company.

Stephen Hill who has been our interim  
Property Manager will remain here on a  
permanent basis and Bond is the  
administrator in the office.

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XXXXXXXXXX  
"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 NYTTSAR"  
"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"  
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# Board Notes

Submitted by Brian Fernandes

## Board meeting held November 12<sup>th</sup>, 2008

1. The union has agreed to a new contract.
2. A member of the staff will be away for two months. Arrangements to distribute the workload have been made. Management has been instructed to send a gift basket and card from the Owners, Board and Staff.
3. Bedbugs were found in one of eight units inspected. Spraying will be arranged.
4. Cockroaches have been reported. Management has been instructed to explore treatment options.
5. The Board approved the garage budget.
6. The Board approved the operating budget with 8.64% increase in condo fees starting January 1, 2009. An announcement will be made immediately. A mail-out will be distributed next week.

## Board meeting held November 6<sup>th</sup>, 2008

1. Motion to replace the entry phone with an auto-dialler "Mesh Voice Visitor Entry Intercom" from the reserve fund. Passed.
  2. Directed management to look into new laundry machines, a card system for payment, and redoing the room for next March.
  3. Discussed next year's budget, which management is preparing.
  4. Discussed snow removal by staff, which could be a liability issue for the corporation. Directed management to obtain quotes for snow removal from contractors.
  5. Motion to approve the minutes of the October 7 board meeting. Passed.
  6. Motion to approve the minutes of the October 14 board meeting. Passed.
  7. Motion to repair two roof exhaust fans at \$2,801.40 by Fan Dynamics. Passed.
  8. Motion to replace 18 windows and one door in various units for a total of \$6,736.70. Passed.
  9. Motion to approve repairs to a damaged car up to the owner's insurance deductible. Passed.
  10. Motion to paint B1 doors, including elevator doors, for \$2,606.00 plus tax. Colour to be determined by the board. Passed.
  11. Directed management to move forward with taking care of the bedbug situation.
  12. Directed management to increase the temperature in the pool to 28 degrees through the winter.
  13. Directed management to leave a GIC that has come to term in the savings account.
  14. Directed new Social Committee to present a written charter to the board outlining how they will run the committee and reconcile their funds with the office.
  15. Adjourned 9:20 p.m
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## "32 Years of Memories"

An evening to honour Pat Savoy held on Saturday, November 1<sup>st</sup>, 2008 was enjoyed immensely by all who attended. It gave us a chance to say goodbye to Pat, Donna and Liz, there was tons of delicious food and very talented entertainment.

Thank you to Arthur Martin who hosted it and thank you to the many, many, people who had a hand in making it a success.

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## Halloween Party

Thank you to Brian Fernandes and the Social Committee for all

the work they did to make the Recreation Room look so spooky for the Halloween Party on Friday, October 31<sup>st</sup>, 2008. Lots of different costumes. About 50 people had themselves a wonderful time.

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## CHRISTMAS DINNER

Friday, December 5<sup>th</sup>, 2008

Recreation Room, 1B level

Dinner served at 6:00 pm

\$20.00 (includes a glass of wine)

Get your tickets from the office

or call Gus Kieley at 416-972-0610

Get your tickets early as they are limited

Deadline for purchasing is December 1<sup>st</sup>

Entertainment by "Guys Like Us"

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## "Euchre Players Unite!"

Submitted by Neil Gilson

Come join your neighbours in the Rec Room every Monday and Wednesday at 7:30 pm, for a few games of Euchre. Let's get enough people in order to make it a Progressive Euchre Party. Lots of fun and laughter. See you there!

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## Ongoing Activities



**Bridge** in the recreation room, Mondays and Wednesdays at 7:30 pm.



**Movies with Don** in the recreation room, Thursdays or Fridays at 7:30. Notices posted every week.

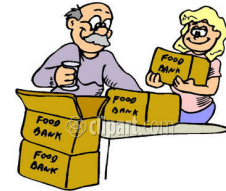


**Euchre** in the recreation room, Mondays and Wednesdays at 7:30 pm.

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## Food Bank



The food bank drive is coming soon. As in the past, they need non-perishable food. With the state of the economy today, they really need our donations. Please watch the bulletin boards for dates.

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Do you have knitting, crocheting or cross stitching supplies?

If you are willing to donate any of the above please contact Helen Knight at ☎ 416-929-3098.

These materials will be used in programmes being run for residents in Fife House. Thank you.

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## Sylvia's Corner

Submitted by Sylvia  
Keshen

# 2009

This coming year, I'd like to be  
A friend to everyone  
I'd like to feel each day well spent  
At the setting of the sun  
I'd like to know that I have done  
At least one kindly deed  
Before I lay me down to sleep'  
That I have given heed  
To someone's day for sympathy  
Or friendship, or that I  
Have made the day seem brighter  
To some chance passerby,  
And that the world is better still  
In just some little way  
Because I've tried to live  
The very best I could each day  
I'd like to help someone who failed  
To blot out all the past.  
To start again despite the storms,  
And the skies are blue;  
To know that in this good old world,  
There are lots that's fine and true  
I'd like to be the kind of person  
Everyone will love  
And make the world seem just a little  
More like heaven above;  
I'd like in all my dealings  
To be true and just and fair  
That will help me do these things  
Shall be my daily prayer.

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## Enterphone System

The new enterphone system will be installed this week. The buzzer numbers will remain the same. If you do not want your name on the list, please contact the Management Office.

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## Movies with Don

Don has decided to post the list of upcoming movies for the next month. This will be a new feature in this newsletter.

**This list is subject to change.** Posters will still be posted on the bulletin boards.

Thursday, December 4<sup>th</sup>  
***THE HARVEY GIRLS (1946)***  
Judy Garland and Cyd Charisse

Thursday, December 11<sup>th</sup>  
***WEEKEND AT THE WALDORF (1945)***  
Ginger Rogers and Lana Turner

Thursday, December 18<sup>th</sup>  
***THE STORK CLUB (1945)***  
Betty Hutton and Barry Fitzgerald

Friday, December 19<sup>th</sup>  
***MIRACLE OF MORGAN'S CREEK (1944)***  
Betty Hutton and Eddie Bracken

Saturday, December 27<sup>th</sup>  
***RARE TELEVISION SHOWS***  
Art Carney, Barbara Eden

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***To everyone who has a  
birthday this month***

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# THANK-YOU

To Antonio Monni for putting up the Christmas trees in the library and lobby

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## Who is to Blame?

by Jean Walker

Who is to blame for the 8.64% increase in our budgeted maintenance fees?

For the answer, please answer honestly to this sample of questions.

- ◆ Do you still waste 7 liters of water with each flush of a 13 liter toilet instead of a 6 liter toilet? Why?
- ◆ Do you leave lights burning for long periods of time unnecessarily? Why?
- ◆ Do you cook on a hydro guzzling stove for all of your cooking instead of an energy saving microwave? Why?
- ◆ Do you throw all of your refuse down the garbage chute or dump it on the garbage room floor? Why?
- ◆ Can't be bothered recycling right? Why?
- ◆ Do you buy expensive bottled water and throw the empty bottles out instead of turning on the tap and drinking safe water? Why?
- ◆ What do you do with discarding other bottles, containers, paper and cardboard, etc.? Why?

The increase of maintenance fees is not the fault of the board— the blame definitely is because of the irresponsibility of each one of us corporate owners of 465 apartments of 40 Homewood. We, each one, are responsible for reducing the cost of the total budget.

What can we do about it?  
**We can do it!**



Recycling Corner



## LOOSEN UP!

By Bill McGuire

Loose is definitely in—at least, when it comes to the contents of our recycling bins.

Sorry to harp on this old theme but those plastic bags just keep on showing up with determined regularity in our recycling bins.

The sorting process used by the City of Toronto is geared to handle LOOSE materials. Having to open and empty plastic bags is an impediment to the functioning of the process.

The plastic bag itself is a contaminant since it cannot be recycled by the City of Toronto

SO, please EMPTY THOSE PLASTIC BAGS when depositing your recyclables into the recycling bins.

You can deposit the plastic bag into a brown garbage bin—a knot or two in it would discourage its being blown away by the wind.

Even better, put it into your pocket for later use or, if it is clean, take it to a Metro Food Store (among others) for recycling.

**PLEASE, NO PLASTIC BAGS IN OUR RECYCLING BINS**



**THANK YOU FOR RECYCLING**



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## Holiday Hours for the Management Office

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

**Wednesday, December 24, 2008** - 10:00 am - 12:00 pm

**Thursday, December 25, 2008** - Closed

**Friday, December 26, 2008** - Closed

**Wednesday, December 31, 2008** - 10:00 am - 12:00 pm

**Thursday, January 1, 2008** - Closed

**Friday, January 2, 2008** - Closed.

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## Cheques for Maintenance and Garage

The Management Office has asked me to inform residents who use the garage to park their vehicles that they will require two separate cheques from now on.—one for the amount of your maintenance charges and one for the amount of your parking space.

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## "Our Peter"

As most of you know already, Peter Warner is currently recovering from surgery and will be away for a couple of months.

Peter has asked me to say **Thank You** to the Corporation, the Board, the Management and all the residents for the fruit basket that was sent out to him. He said it was very much appreciated. **GET WELL SOON PETE.**

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## President's Report

By Chris Lambert

Thanks to all who attended the budget meeting on November 27, where the Board presented the approved 2009 budget. Several factors, including increased costs from the City, have led to an increase in our condo fees. Fortunately, we can reduce some of the costs imposed on us if we monitor our use of water and each reduce and recycle our waste.

The board approved hiring Brookfield as our property manager. Steve brings professionalism, a wealth of experience, and an impressive ability to remain calm in challenging situations. Bond's efficiency and pleasant manner are welcome additions to the office. Both are backed by an established company that is very well respected in the condo industry. Together, the Board and management will continue to work to get us through the transition.

As we approach the holiday season, I count among my many blessings all of you who have encouraged and supported the board, offered suggestions, volunteered, chided us when necessary and worked towards making this an even better place to live. I spare a thought for those less fortunate in our society, and appreciate my family and friends. I wish everyone a very merry Christmas and all the best in the new year.

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## Laundry Tokens

Just a reminder to stock up on tokens you will need for the holiday weekends as the office will be closed for four consecutive days

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## Happy Holidays



MARTHA

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