
40 Homewood Community Newsletter

Volume 6, Number. 3
March 1, 2009

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



March 17th, 2009

Going Green

Mr. Gerry Martell, Manager, Multi-Family Collections & Operational Support, New Infrastructure Development & Contracted Services, City of Toronto will be here on site on March 19th, 2009 in order to inform us why the City is embracing a new recycling program, why the City are now charging for garbage collection, why the City is moving to waste disposal, etc. and answer questions.

March 19th, 2009
7:00 p.m.
40 Homewood Recreation Room
B1 level

We hope we will have a large turnout

We are going Green!!

The City is embracing a new program and is launching organic collection in multi unit dwellings.

We are one of the 8 buildings in the City who are in the first phase of launching the green bins supplied by the City of Toronto to dispose of our organic waste.

Each unit will be given a bin that looks like this.



Our building will be having an event to launch this new program.

The City has also added to their list of recyclables. Please see the new recyclable card posted in the garbage room on your floor.



A new recycling room on the main level off of the back corridor will be built, giving accessibility to the recycling bins without having to go outside.

Members of the Green Committee will be present on **Thursday, March 19th from 4pm-7pm and 8pm-9pm and Saturday, March 21st from 2pm-6pm** for the organic and recycling rollout. In the lobby, the new recycling room and the recreation room. Each unit will be given a green bin (shown above), a card giving us information of what items go in them, a new blue recycle bag and a new blue card listing the additions the City has made.

Board Notes

Board meeting held January 21, 2009

The Board approved a new infrared protector for the elevator cab costing approximately \$3,800.

The Board approved inspections for the hot water tanks (approx. \$4,140) and emergency generator (approx. \$3,200)

The Board approved renewal of the postage machine for 3 years, at \$800 per year.

Board meeting held February 12th, 2009

1. The Board approved Caldwell Securities as our broker of record for our reserve fund investments. An investment plan was approved.
2. The Board approved an upgrade of approx. \$3,200 plus taxes to our satellite system to retain Fox and MyTV when these channels are broadcast in digital.
3. The Board approved approx. \$16,000 plus taxes in satellite equipment to receive high definition TV. It should be installed in the next few months. Management was directed to investigate costs of PVR boxes for residents who want HDTV.
4. The Board approved a new indoor recycling room near the back exit. A new door will be installed from the back entrance area into the room at a cost of approx. \$2,300 plus taxes.
5. The Green Committee charter was approved. The Green Committee will initially introduce green bins. The Board approved \$300 for decorations and refreshments for the green bin rollout.
6. The Board approved \$2,450 for a bylaws package from Miller Thompson. There will be additional charges for attendance at owners meetings, registration of new bylaws and further charges if there are many amendments.
7. The Board approved removal of an accounts payable that was in dispute and has been dormant for 6 years.
8. Meet-the Directors meeting March 19th 7pm in the rec room.



More Green 🍀 Information

What goes in the Green Bin?

- Fruits, vegetable scraps
- Meat, shellfish, fish products
- Pasta, bread, cereal
- Dairy products, egg shells
- Coffee grounds, filters, tea bags
- Soiled paper towels, tissues
- Soiled paper food packaging: fast food paper packaging, ice cream boxes, muffin paper, flour and sugar bags
- Paper plates
- Candies, cookies, cake
- Baking ingredients, herbs, spices
- Household plants, including soil
- Diapers, sanitary products
- Animal waste, bedding (e.g. from bird/hamster cages), kitty litter
- Pet food

Bin care

Both the small kitchen container and the green curbside container are hot water safe and can be cleaned with any dishwashing soap. The kitchen container should not be placed in a dishwasher because the drying element could cause it to warp. 🍀 To prevent odours, please wash both containers on a regular basis as needed.

Closing your bins 🍀

To close the kitchen container lid, press on the front tab with your thumb. To keep animals out of your curbside container, please keep the lid closed with the latch securely fastened.



What does NOT go in the Green

Bin (these items do not break down and cannot be turned into compost):

- Plastic wrap, baggies, sandwich bags
 - Plastic items such as food containers (e.g. yogurt or margarine tubs), cutlery
 - Plastic milk bags
 - Styrofoam, meat tray liners
 - Foil
 - Wax paper
 - Candles
 - Artificial flowers and plants
 - Leather, textiles, clothing
 - Rugs, carpets
 - Cigarette butts, tobacco
 - Corks (from wine bottles, etc.)
 - Gum 🍀
 - Ear cleaners, cotton balls, make-up removal pads, dental floss
 - Baby wipes
 - Disposable mop sheets
 - Dryer lint, dryer sheets
 - Vacuum cleaner bags and contents
 - Feathers
 - Hair, pet fur
 - Dead animals
 - Fireplace or BBQ ashes
 - Wood products, wood chips
 - Recyclable materials
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Please try not to have your dog urinate on the grass on our property. It is not just for etiquette and esthetic reasons. The uremic acid is toxic for the grass, the bricks, the concrete, etc., and allowing this to happen presents repair costs to all owners.

Thank you for your co-operation. 🍀



When Irish eyes
are smiling...
They are usually
"Up" to something !!



*To everyone who has a
birthday this month*

Earth Hour

By Jean Walker



On Saturday, **March 28th**, 2009 between for the hour of 8:30 - 9:30 pm, cities around the world will turn off their lights for one hour to raise

global awareness for climate change. The City of Toronto is planning to turn all lights off, except for necessary emergency lighting; shutting down computer monitors, minimizing fan use; as examples.

How about joining 400 world cities in 75 countries for "Earth Hour" by turning off light switches, T.V.'s, computers, etc for one hour. The Board of Directors hopes that all units will participate in this effort. The building will shut down as much as possible with due regard to the safety of our residents.

Make it fun! How about having a "Candlelight Hour" with friends and neighbours.

🍀 We can each make a difference!

Ongoing Activities



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



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



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

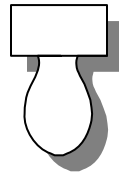
Communications

By Jean Walker

YCC #75 does it again!
Historically, we were among the first
apartments in Toronto to take part in
recycling. Our condo recycling committee
had educational programs which made us
the best. Bill McGuire has kept it going.
How many apartment buildings can now
boast to have 7 blue bins!

I sat in on a meeting of the new "Green
Committee" and was impressed with their
enthusiasm, dedication and great ideas. We
can all help in "being the best!!!"

Check your Toilet



The Management Office would like
to remind everyone that the staff
members are available to check out
your seal on your toilet. They
should be checked every 5 years.

The seal is under the toilet bowl and can erode
after time. It will cost \$22.00 to replace the toilet
seal. BUT if it breaks and you have a flood, it will
cost approximately \$350.00 to repair the ceiling
below.. Please come to the Management Office
and add your name to their list.

You will be responsible for the replacement of the
toilet seal from time to time. It is a maintenance
item.





Movies with 🍀Don

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

Friday, March 6th

THE THREE MUSKETEERS (1948)

Gene Kelly, Lana Turner, Van Heflin, June Allyson

Thursday, March 12th

THE SPIDER AND THE FLY (1940)

(A seldom seen British classic)

Friday, March 13th

VILLAGE OF THE DAMNED (1960)

(A Friday the 13th special)

Wednesday, March 18th

PAT AND MIKE (1952) 🍀

Spencer Tracy, Katherine Hepburn
(A St Patrick's Day Special)

Friday, March 20th

THE SPENCER TRACY LEGACY (1986)

(A tribute by Katherine Hepburn)

Thursday, March 26th

THE CHARGE OF THE LIGHT BRIGADE (1935)

Errol Flynn, Olivia de Havilland, David Niven

Friday, March 27th

GENTLEMAN JIM (1942)

Errol Flynn



Please shower before going into the swimming pool. It is a City of Toronto by-law. 🍀



President's Message 🍀

It has been a busy couple of months for your Board. We are moving forward with several initiatives to strengthen governance, maintain and upgrade our facilities and improve our financial situation.

Our reserve fund has more money than anticipated, due to better than expected interest rates over the past few years, and perhaps fewer major repairs to deplete the fund. However, given the economic situation, the Board thought it best to bring in Caldwell Securities as our brokers. Caldwell will monitor the bond and GIC markets for us and advise us on the best interest-bearing investments for our reserve fund. There is no cost to the Corporation for their services.

We replaced the entry phone system in the fall. At the time it broke down, we had the option of repairing it for \$6,000 and hoping it would last another 12 years, at which time it would have been replaced at an estimated cost of \$40,000. This was the option outlined in our reserve fund study. The other option was to replace the entire system at a cost of \$29,000 in total. We chose the latter. There were delays in ordering and installing it, which was unfortunate. Thank you all for your patience during those frustrating few weeks.

HDTV is coming to 40 Homewood! The Board approved new equipment for our satellite system. We expect it to be installed within a few months. If you want high-definition television, you will need a box attached to your TV to receive the signal. Please keep an eye on our bulletin boards for announcements of when these boxes will be available and how to order them.

Over the next few months the Board will look at redecorating the laundry room and replacing our aging washers and dryers, including the token system. We will also look at our options for the windows in the units, to assess their general condition and look to moving forward with the replacement program, currently scheduled to start in 8 years.

We are disappointed in the financial situation of our operating account. We are taking steps to strengthen governance so the Board maintains control over how condo fees are spent. We now have professionally designated accountants at Brookfield preparing our financial statements. We expect the December and January monthly reports in the next few weeks, as we finish the year-end adjustments and the transition to Brookfield's accounting system. ▶▶

From now on the financial statements will be put in the library after they are accepted by the Board. Please remember that these are not audited so there may be some adjustments from the monthly reports at year end. We would like to make it easier for owners to follow the Board's spending practices. With improved access to the financial statements, you will see the same information the Board sees when we monitor our financial situation.

The Board and management are working to find cost savings and improve our financial situation. One piece of good news is we have received a refund on the property taxes paid for the garage. This refund will be shown in our 2008 garage statements.

One of the more significant opportunities for cost savings is diversion of waste. The City now charges for each brown bin (regular garbage) it picks up. Recycling pick up is free. The more we recycle, the more we save. We will soon have an indoor recycling room thanks to Steve Hill, our property manager who came up with the idea when thinking of how to make recycling more convenient for us. I encourage all residents to get into the habit of sorting your waste. It's good for the environment and good for our condo fees!

The Green Committee has been working to introduce green bins for organic waste, and to let us all know the many new items that can be put into the blue bins. It will distribute small green bins for your kitchen **on Thursday March 19 and Saturday March 21**, as well as blue bags for other recyclable items. Please take some time to speak to members of the green team when you pick up your green bins and blue bags. Also on **March 19th at 7pm**, Gerry Martell from the City of Toronto will speak to us about the City's waste programs. I invite everyone to go listen to this important topic. Over the spring and summer, the team will look at ways to decrease our utilities bills with cost-effective changes to recommend to the Board and advice for residents to save energy.

The new bylaws team held another owners meeting, this time we were pleased to have a guest speaker to tell us about insurance and the standard unit bylaw. Mark Shedden entertained and informed. His presentation was very helpful in getting us to understand condo insurance and will be very useful to the new bylaws team in developing recommendations to present to the Board.

Our next owners meeting will be held Monday, March 23rd, and we will discuss rules. Rules aren't quite the same as bylaws. Bylaws govern how the corporation is run, while rules place

obligations and restrictions on owners and their tenants and guests. Please attend the meeting to provide your input on rules regarding excessive noise, pets, harassment, campaigning and any other topic relating to our safety, security and quiet enjoyment of our building. As always, if you cannot attend this or any other meeting, please email your comments and suggestions to the team through the website or drop off a letter at management office.

A group of volunteers is organizing a social committee to build on some of our longstanding social events to introduce new kinds of events. If you have an idea for an event, please contact the social committee through management office.



Among the many smaller changes our new management is bringing, we can now buy laundry tokens after hours from our security guards. Tokens are available in packets of five, and we ask that you take exact change because the guards do not have access to our cash register.


Spring is just around the corner and with the warmer weather we'll be able to do some much-needed work on the property. The expansion joint on the driveway at the garage entrance will be repaired as soon as weather permits and that will stop the leaking into the B1 level. The Board has approved painting all the doors in the B1 level.

New members are always welcome to the new bylaws team, the green committee and the social committee. If you have any ideas on other projects or committee work, please drop by management office. I continue to be amazed at the energy and commitment of the many people who have stepped forward to volunteer time and incredible talents to your community. Thank you!

Note from the Editor

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 They're baaaaack... these pesky leprechauns that always infiltrate the March newsletter. Can't get rid of them. They are after the pot of gold.

 Yippee, I finally got the pot of gold past those sly little leprechauns.

