
40 Homewood Community Newsletter

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June 1, 2009

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



June 21st, 2009



June 19 – 28, 2009

Pride Parade

Sunday, June 28th, 2009 -
2:00 pm

This year, a new theme will be celebrated "CAN'T STOP: WON'T STOP" by elevating the Pride Parade. It will be broadcast LIVE for the first time on CP24



My Father

When I was:

Four years old: "My Daddy can do anything".

Five years old: "My Daddy knows a whole lot".

Six years old: "My Daddy is smarter than your Dad".

Ten years old: "In the olden days, when my Dad grew up, things were sure different".

Twelve years old: "Oh, well, naturally, Dad doesn't know anything about that. He is too old to remember his childhood".

Fourteen years old: "Don't pay any attention to my Dad. He is so old fashioned".

Twenty-one years old: "Him? My Lord, he's hopelessly out of date".

Twenty-five years old: "Dad knows about it, but then he should because he has been around so long".

Thirty years old: "Maybe we should ask Dad what he thinks. After all, he's had a lot of experience."

Thirty-five years old: "I'm not doing a single thing until I talk to Dad."

Forty years old: "I wonder how Dad would have handled it. He was so wise."

Fifty years old: "I'd give anything if Dad were here now so I could talk this over with him. Too bad I didn't appreciate how smart he was. I could have learned a lot from him."

The Meet the Candidates Meeting is on Sunday, June 7th at 2:00 pm not 7:00 pm as previously noted in this newsletter and on the website.



Movies with Don

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

Thursday June 4th
EDGE OF DARKNESS (1943)
Errol Flynn, Ann Sheridan

Friday, June 5th
CELEBRATING D-DAY'S 65TH ANNIVERSARY
DESPERATE JOURNEY (1942)
Errol Flynn, Ronald Reagan

Friday, June 12
OUTBREAK (1995)
Dustin Hoffman, Morgan Freeman

Thursday, June 18
IT HAPPENS EVERY SPRING (1949)
Paul Douglas, Ray Milland, Jean Peters

Friday, June 26
WESTWORLD (1973)
Yul Brynner, Richard Benjamin

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.



Thank you to everyone who braved the exceptionally chilly wind and participated in the Annual Yard Sale on Saturday, May 30th. We

hope that you were all successful in ridding your homes and lockers of unused and unwanted items, and, of course, made a little money in the process. A special "Thank You" also goes to those who, at the end of the sale, donated unwanted items to Fudger House on Sherbourne Street, who are having their Yard Sale on Saturday, June 6th. Proceeds from the Fudger House Yard Sale go to help pay for programs for their residents. I would like to thank the staff who helped us and also those who helped me take the unwanted items over to Fudger House; Bob, Mark, Martha and Fridmar.

Neil Gilson, Chair,
YCC #75 Social Committee.



Barbeques

Submitted by Jean Walker

Barbeques are delightful but....Did you know that

barbeques on our balconies are illegal and against fire regulations for 40 Homewood.

Another side effect is that the aromas of barbecuing food prevents many people on the whole one side of the building from enjoying the use of their balconies during the supper and evening time.

In a communal building, it is the responsibility of each of us to consider our neighbours.

Annual General Meeting

Wednesday, June 17th, 2009
Primrose Hotel.
7:00 pm

Schedule of Meetings

Sunday, – June 7th, 2009 - 2:00 pm -
Meet The Candidates meeting

Monday – June 8th, 2009 – 7:00 pm
Financial Mtg.

Wednesday, June 17th, 2009 – 7:00 pm
A.G.M.

There will be three vacancies on the Board of Directors' this year. The two-year terms of **Denise Redwood** and **Bill Langer** expire as well as the one year term of **Chris Lambert**.

Residents who are in arrears of payments of common expenses or special levies for more than 30 days will not be permitted to vote. **It is the owner's responsibility to ensure that they are not in arrears.**

If you cannot attend the Annual General Meeting, please give your proxy to someone you trust or put in the sealed box in the Management Office.

Where the registered owner/mortgagee has not clearly indicated his/her choice for the election of director(s) or for any other matter requiring a vote as set out in the proxy form, the holder of the proxy will not be eligible to participate in the election of a director nor for any other vote where the proxy allows for such a vote.

Don't Slam Your Door



With doors and windows now open, please do not let your door slam. It is very easy for a breeze to catch the door and let it slam.

F.Y.I.

- A resident has suggested that I mention in this newsletter a product that can be used to prevent bed bugs. It is called Diatomaceous Earth Food Raid.

Product Description

D.E. (Diatomaceous Earth) is a non-toxic, safe substance made up from fossils of freshwater organisms and crushed to a fine powder. The powder particles resemble bits of broken glass when observed thru a microscope. Deadly to any insect or larvae, D.E. scratches the insects waxy outer shell causing death by dehydration. D.E. is completely harmless to all animals, fish, birds or in food. This makes D.E. (Diatomaceous Earth) an excellent natural topical dusting powder for animals with fleas, ticks, lice and other external pests. D.E. (Diatomaceous Earth) can also be used as a oral nutritional supplement in feed or fed straight during parasite season for animals with skin and coat needs associated with internal parasites.

The resident said it can be purchased from

GRASSROOTS - at two locations:
372 Danforth at Chester
and
408 Bloor Street near Brunswick.

This is for information purposes only and is not the suggestion of the Management Office or the Board of Directors.

THANK-YOU



To people who are still answering my request for surplus grocery bags to use for my garbage. It is very gratifying that people still remember. I will make the most of every one that I have now because from June the 1st, they have a price of 5¢ on them.

Should we have term limits for Directors?

At the AGM you will be asked to vote on whether we should limit Directors to serving six years, then taking one year off the Board before being eligible for re-election or appointment.

YES

By Chris Lambert

Our own recent experience points to the need for term limits. In 2007 we lost two long-serving Directors and, with them, a lot of knowledge of this building and its operations. There is a huge void that will take some time yet to fill. That knowledge should have been shared over the years, but there was no need for them to teach others as long as they stayed on the Board.

Long-term stability becomes routine and then complacent. Corruption can set in as there is very little chance of getting caught. Directors who have a lot of experience may start thinking that they are indispensable, and that is not healthy for the person or for the Board.

With term limits, all Directors would be conscious of the need to teach others the responsibilities that come with running our corporation. Owners may consider running for the Board if they knew that there would be an opportunity that did not involve running against an entrenched incumbent.

There are over 500 adults in this building. From this large pool we can find enough sensible hard-working people to serve on the Board.

Vote YES for term limits!

NO

By Denise Redwood

All the books, Condo Courses, Condo Professionals say.....you start learning to be a Director in the first 2 years; function for the next 2 years; then you should be knowledgeable & competent. To throw out that knowledge is like throwing out the baby with the bath water.

Knowledge can only be gained by experience, by taking courses, by listening to competent professionals. Then, informed decisions can be made.

I feel that the position a Director holds, should be rotated every 2 years. This allows for the accumulation of knowledge, in depth knowledge by all members of the Board. This is what is needed to run this building professionally.

Directors are due for election every 2 years. If a Director is not functioning well, vote him/her off the Board.

"Change for change's sake is not a good idea. Change for the purpose of improvement, is what should be done."

We need an extensive pool of knowledge for this building to operate properly. We all have experienced the extremely bad situations that have occurred this year, when inexperienced people made disastrous decisions. We all have to pay for them. Knowledge of how this building should be run, is critically absent. We need to keep experienced people, not say "out" after a dictated period of time.

"Change, just for change, is not an appropriate way to run a business or a Condo, or a country".

I urge you to VOTE NO to this amendment.

President's Message

By Chris Lambert

Our manager Steven Hill continues to recover from a concussion. A full recovery is expected within the next several weeks.. In the meantime May Wong is filling in. May has already impressed us with her organizational skills and good humour.

We are going ahead with long-awaited laundry room renovations and new machines! Please watch the bulletin boards and TV for the start date. We will say goodbye to tokens and use a card system. Half the laundry room will be closed at a time so you will still be able to do your laundry.

We need to replace our roof this year according to the reserve fund study. The company that installed our current roof has been onsite and is very pleased at how well our roof has stood up. Proposals will be presented to the Board sometime in the next several months and management will give as much notice as possible for those on the higher floors who will be most affected.

It's that time of year again when we have our Annual General Meeting. This year's meeting is very important because we have bylaws to vote on. We need 247 "yes" votes to approve the bylaws. Please read them carefully and, if you can't attend the AGM in person, please fill out a proxy.

The bylaws were developed with input from owners and legal advice over the course of the past several months. Some of the ideas from owners that are incorporated into these bylaws are:

- Limits on the amount the Corporation can borrow. If the Board wants to borrow more, we need an owners' meeting to let owners decide. Right now the Board can borrow as much as it wants, without asking the owners.
- A requirement to fill a vacancy if there are more than six months until the next AGM, and a requirement to advertise the vacancy to owners. We need a full Board to share the work of running our

corporation, unless there are only a few months left before the next AGM.

- A requirement that a Director must be bondable, to keep people convicted of fraud or theft off our Board
- A requirement that the Board must meet once per month, with one month off (perhaps in the summer or around Christmas).
- A requirement that the new Board must hold its first meeting within two weeks of the AGM. New boards must elect officers and set priorities. Last year the first scheduled Board meeting was over two months after the AGM.
- A requirement for the Minutes to state how each Director voted so owners can decide for themselves how the Directors are doing.
- The Board would no longer be able to use the proxies for the Corporation-owned superintendent's units to vote for Directors. This makes elections more fair.

I am convinced that these bylaws are just what we need to govern ourselves properly under the Condominium Act.

The Board received a petition about the rules. Under the Condominium Act, owners have the right to object to any rules passed by the Board. As a result of the petition, the rules will be one agenda item at the AGM. The petition requests a "discussion and vote" on the new rules. Unfortunately the owners who signed the petition did not specify which rules they want changed or repealed, so we were unable to provide you with that information for your consideration before the AGM. As a result, all the rules are up for amendment and possible rejection. We're in for some surprises at the AGM!

Protect your rights as unit owners! Proxies are important legal instruments and you should never feel pressured into signing one or giving it to anyone. Once you sign a proxy, if you change your mind, you can sign another one. The proxy with the latest date

on it will be used, and all others will be cancelled. If you attend the AGM in person, any proxies you have signed will be cancelled.

For the first time in many years, the management office will remain neutral. Our staff will never instruct you on who you should vote for in this election. They can help you fill out your proxy to make sure it is correct, but they will not tell you how to vote.

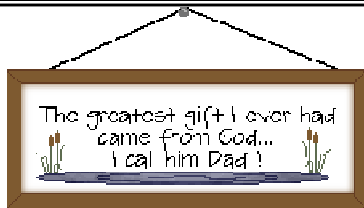
You can give your proxy to someone else, or you can drop it off in the locked box in the office. Office staff will register your proxy at the AGM and give your proxy to your proxy holder when he or she arrives. I encourage you to do it this way to save time and line-ups at registration. Anyone holding many proxies is asked to arrive early, or make an appointment in the afternoon of the 17th, to effort will be made to ensure quick, smooth registration at the AGM and I ask for your cooperation.

See you at the AGM!



Management is looking at ways to make room for more bicycles.

Please let the office know if you have a space you're not using or if you need a space.



A little boy went up to his father and asked: "Dad, where did all of my intelligence come from?" The father replied: "Well, son, you must have gotten it from your mother, 'cause I still have mine."

Report from the Social Committee

Fitness Blast has proven to be a popular mode of exercise for residents of 40 Homewood. The class takes place on Thursday evenings and Sunday mornings and seven people have enrolled. Drop-ins have been coming to the class as well. There is still time to join the group for the four more classes left in June. The classes will also continue during the summer if there is enough interest.

The Yoga classes did not attract enough interest to start this spring. We will offer the classes again in the fall.

We are also considering offering aquafit classes. This is one of the safest forms of exercise; everyone has more mobility in the water and you will see results just after a few classes. Please sign up in the office – leave your name and contact information and depending on interest we'll come up with times that will accommodate the majority.

The Yard Sale had 23 participants this year. It was truly a community event, with residents obviously enjoying the camaraderie and the chance at being entrepreneurs. Many thanks to Don and Mark who flyered the neighbourhood relentlessly and drew many new customers to our annual yard sale. With the encouragement of Anne Bescoe, many residents donated items that didn't sell to Fudger House on Sherbourne Street. They will be having a yard sale on Saturday, June 6th. So if you didn't have time to come out to our yard sale, consider taking a walk over to Sherbourne Street, just south of Wellesley and supporting Fudger House. The proceeds will be used to purchase a large aquarium for the residents of Fudger House.

The Social Committee is looking for volunteers for the 40 Homewood BBQ. This has been an annual event for several years and is a great way to mingle and break bread with your neighbours. So if anyone is interested in coordinating this event please submit your name and contact information to the office. You won't be alone in this endeavour. With one energetic team leader, volunteers will follow.

