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# 40 Homewood Community Newsletter

Volume 6 Number 8

August 1, 2009

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



August 21<sup>st</sup>, 2009 to  
September 7<sup>th</sup>, 2009

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## Barbecue



August, 8<sup>th</sup> 2009  
5:00 pm



In the Rec. Room/Pool  
Patio.

\$8.00 for a hamburger,  
hotdog, and can of pop

Wine - \$2.00 donation  
to recreation fund  
Come and join the fun!!  
Get your ticket from the  
Management Office until  
August 5<sup>th</sup>.



## Board of Directors

At a Board of Directors meeting on  
July 9<sup>th</sup> the following officers were  
appointed:

President	Brian Fernandes
Secretary	Denise Redwood
Treasurer	Brian Brenie
Recording Secretary	Lorraine Folds
Director	Chris Lambert
Director	John Darling
Director	Mark Thompson

Brian Brenie and Lorraine Folds are  
officers of the board and not elected  
directors. They have no voting rights  
in the decisions of the board and only  
perform the functions for which they  
were appointed.

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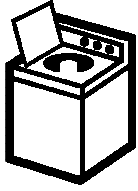
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It appears that there are still residents  
who have not picked up their green  
recycling bins nor their new blue  
recycling bags.

Members of the Green Committee will  
be phoning and reminding you to  
please come to the office and pick  
them up.





## Laundry Room

### Laundry Room Update

Phase one of the refurbishment is now complete.

Both sides will be open for a couple of weeks before the second phase of the project begins.

### New Washers and Dryers

There will be 16 front-load high-efficiency washing machines, 4 top-load washing machines and 20 dryers.


Each is large enough to wash or dry a king-size comforter.

Washing machines take about 40 minutes per load. The dryers take about 50 minutes per load.

### Detergent

Front-loading washing machines work best with specially formulated, low-sudsing HE liquid detergent.



Look for the  symbol when purchasing laundry detergent

### Laundry Card

The new machines operate with a laundry card. This card replaces the tokens we currently use. It is now available for pick-up in the office.

Your tokens may be returned to the office for refund until end of August.


Instructions on how to use the card and the new machines will be distributed with the card.

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## Tips for Front-load Washer for a Perfect Wash and Spin

- Use specially formulated low-sudsing  **liquid detergent.**
  - You may also use **1/4 of the recommended amount of any regular detergent.** For smaller loads, use even LESS detergent.
  - If you choose to use regular powdered detergent, place **it on top of your clothes** – not in the liquid detergent dispenser.
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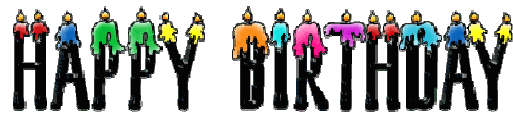
## Laundry Room – Phase II

Phase II of the Laundry Room will commence August 4<sup>th</sup>, 2009 and will re-open the week of September 7<sup>th</sup>, 2009.

There have been a total of 8 sessions conducted by Management and volunteers. Thank you to Chris Lambert and Mark Thompson. There will be more briefing sessions in the coming weeks. Please watch Channel 13 and the bulletin board in the Laundry Room for the new schedule of sessions.

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To everyone who has a birthday this month

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## Homewood Avenue

The City of Toronto will be doing some construction on Homewood Avenue from Carlton to Wellesley which includes the watermain and water services replacement. The construction is tentatively scheduled from mid August, 2009 until the end of September, 2009.

Please read the notices posted on the bulletin board outside the mail room and on the entrance door for specific information as to how it will affect the traffic and parking on our street.

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## Movies with Don

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

Friday, August 7  
*Directed by Elia Kazan*  
**Boomerang** (1947)  
Karl Malden, Lee J. Cobb, Jane Wyatt

Thursday, August 13  
*An Alexander Korda Production*  
**The Thief of Baghdad** (1940)  
Sabu

Friday, August 14  
**A Thousand and One Nights** (1945)  
Cornel Wilde, Evelyn Keyes, Phil Silvers

Friday, August 21  
*Directed by George Stevens*  
**Penny Serenade** (1941)  
Cary Grant, Irene Dunne

Thursday, August 27  
**Love Me or Leave Me** (1955)  
Doris Day, James Cagney

Friday, August 28  
**Gypsy** (1993)  
Bette Midler, Ed Asner

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## Flush With Savings !

Submitted by John Agro

Are you considering replacing your old toilet? If so, here's some good news. The City of Toronto has introduced a "Residential Toilet Replacement Program". This program offers a \$75 cash rebate if you replace your old toilet with a new water efficient model. Here's how easy it is:

- (1) Download the application and get complete details from the City of Toronto website – [www.toronto.ca/watereff/flush](http://www.toronto.ca/watereff/flush) or call them directly at 416-392-7000
- (2) Purchase (e.g. from Home Depot or Lowes) a water efficient toilet from the City approved list. \*note – you can contact the YCC 75 management office for assistance with toilet installation.
- (3) Return the completed application form and the receipt for the toilet to the City of Toronto.
- (4)
- (5) Enjoy your savings!

There is no better time to save, and be green!

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Some members of the Green Committee noticed paint cans and fluorescent tubes in the regular garbage this week.

There are special containers in the recycling room for batteries, fluorescent tubes and space for paint cans. Please put them there.

These items contaminate the land fill and the trucks can be turned back enroute to Michigan, plus charged a fine if noticed by the border officials.

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# IMPORTANT INFORMATION on HARMONIZED SALES TAX (HST)

Submitted by Marilyn McBride

The Ontario Provincial Government proposes to implement HST as of July 1, 2010. It is a tax paid by consumers on a range of items purchased and services obtained. Bringing in HST will increase some costs for us as owners and renters. It is important that we educate ourselves about HST.

Currently we pay PST of 8% on some items, GST of 5% on some items and both PST and GST on many items. The main change when HST is applied: - wherever GST had been applied in the past, so now will HST be applied, but it will include the 8% PST. Both taxes are to be value added taxes and HST is proposed to be 13%.

Condos have been informed to expect some increase in their operating costs which will not apply to single family dwellings. This is unexpected, because Condominiums are in fact environmentally efficient Homeowner Associations in which hundreds of people live in one building and pool their money to buy goods and services needed to operate the building; most of which are not borne by the average homeowner. An example; our swimming pool is for use of approx. 800 residents.

Some of the supplies and services which a condo must obtain and be supplied include: our utility bills, the labour portion of our contractor maintenance and repair, the labour component of our reserve fund spending, cable television, elevator maintenance, accounting and legal services and our condo management fees. These could add a substantial burden on each of us.

Our potential HST cost increases are estimated to increase common condo fees by 5% and possibly as high as 8%.

Examples of our current common condo fees per month and estimated increases:

<u>Type of Unit</u>	<u>Current fee</u>	<u>+5%</u>	<u>+8%</u>
Small Bachelor	\$231.49	\$243.06	\$250.00
Small 1 Bedroom	\$347.22	\$364.58	\$375.00
Large 2 Bedroom	\$519.66	\$545.64	\$561.23

A group of some Board members and interested owners met July 27 to begin a process of informing and educating 40 Homewood owners and residents about the proposed HST.

A meeting for all owners and residents is scheduled for **Thursday, August 20, 2009, 7pm in Rec. Rm. B1** - to address estimated impact on the 40 Homewood community. Communities such as ours may be able to affect the legislation, if individual owners and residents write a personal letter to our local MPP, Finance Minister, Premier, and Opposition Parties. A letter writing workshop will comprise a part of the meeting.

Please join us to discuss and get involved in helping to influence this legislation.



Please do not feed the pigeons on our property.

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Please do not feed the squirrels on our property.

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# President's Message

By Brian Fernandes

Summer is already at its mid-way point! Activities at 40 Homewood were as hectic as ever all through July. The first phase of refurbishing our Laundry Room is complete and one newly equipped room with state of the art Maytag Smart Laundry machines is already in use. The new washers hold 1.5 times the capacity of the old washers. Information sessions on how to use the washing machines have been going on over the last 3 weeks and will continue until the 2<sup>nd</sup> phase of the laundry renovations are complete. Keep a lookout for more information on bulletin boards, Ch 13 and elevator TVs. The 2<sup>nd</sup> phase of laundry renovations is scheduled to begin Tuesday, August 4<sup>th</sup>. Your old tokens which can no longer be used will be refunded for cash in the Management office up to August 31/09. For anyone who has not yet collected a laundry machine card please visit the Management office. Enjoy using our new machines.

Lots of exciting committees have been formed at 40 Homewood over the last month. We have a new Finance committee, headed by our Treasurer, Brian Brenie. Brian has over 24 years of experience in the finances of various companies : he has worked for CN Rail in Montreal and Mississauga, and he was Business Manager for a division of Thomson Learning, Toronto, where he was responsible for all budgeting and financial management. Brian graduated from McGill University with an MBA. Joining Brian on the finance committee are Stephanus Greeff and James McCann. Stephanus is an accountant who brings these skills to the finance team. James McCann will be working on the Reserve Fund side of our budget. James worked with the Toronto Star for 25 years. James helped set financial records working on Rugby Club Execs & also as manager/treasurer for International Rugby tours. James brings a wealth of financial expertise to the table plus he has completed courses at the Condo Institute. Our finance committee has a big year ahead of them as they work to get our finances on track. We have re-organized the

Bylaws committee which will be headed by co-chairs John Schonewille and Charles Marker. Charles is retired and an active resident very much engaged in the community of 40 Homewood and he is a proven veteran who served on our three previous bylaw committees. John Schonewille has honours in BCom and is currently working for one of the largest banks in the country as a Manager with extensive project management and analytical skills. John has been researching the bylaws for over 2 years and brings his expertise to the table. The committee will be working hard to address differences on various aspects of the last Miller Thompson bylaws presented to the Board. Once completed and reviewed by the Board, the bylaws will be presented to 40 Homewood residents and discussed through a series of meetings in the near future. I would like to stress the importance of having strong and up to date bylaws to replace our 35 year old bylaws. It will strengthen governance here at 40 Homewood and will bring us up to par with current Ontario Condominium Act requirements.

Now chairing our Green Committee is James Lee who has been actively working with the Green committee over the last 7 months. James joined a recycling team in Cornwall , ON in the 70's when he was a kid and has been hooked on recycling and Green programs ever since. He works as a Career Counsellor for 9 years and is currently a Caseworker in the Social Services Dept., City of Toronto. He is heading a revitalised Green committee which met three times in the past few weeks to come up with ideas to make our condo greener. We have reduced our garbage output from 8 bins per week to just over 5 bins. Wow! What a great improvement, but we have a long way to go. A new deodorizer in the Green Room was installed which is eco friendly and has considerably reduced the odours in the green room. We are trying to save on our water consumption by having the sprinklers on our lawns shut when we have a forecast for a rainy night. Are you doing your part to conserve water? Are you shutting off your lights when not needed? If you have any ideas that will help us at the green committee, contact the members of

the green committee via the management office.

As not all residents have picked up their recycling bags and bins, the green committee will distribute recycling bins and bags in mid September to residents who have not yet collected them. They will also conduct refresher sessions on 'What to recycle', timed for mid September. Watch for updates from the green committee.

Newly organized this summer is a Five Year Planning Committee headed by Mark Thompson. The committee will be working on our Reserve Fund plan study and map out how 40 Homewood should best proceed over the next 5 years with refurbishing and redeveloping projects. This committee will be working closely with the Finance and Green committees.

The Social Committee has planned the Annual Summer BBQ to be held the 8<sup>th</sup> of August. Check the Notice boards. Please come, one and all to this event. Meet your neighbours and make some new friends. Harmonized Sales Tax (HST) is proposed by the Ontario Provincial Government to come into force July 1, 2010. In preparation for expected changes to our operating costs, a few members of the Board and condo owners met July 27 to work out a strategy to make our local MPP and government Finance Minister, Premier and Opposition Parties aware of the impact the proposed HST program will have on condos in particular. We will be having an Owners meeting on the 20<sup>th</sup> of August @ 7 pm in the Recreation Room on the B1 level. We will be talking about the issues that affect 40 Homewood if the HST is implemented. We will have a letter writing session to help residents who may need assistance with writing to their MPP and other leaders. Our condo has come a long way over the last year and half. It is time for reconciliation and healing. Let us all reach out to neighbours. Make a new friend. Say Hello to someone new. Let us take 40 Homewood to new heights.

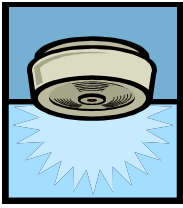


## Sylvia's Korner

Submitted by Sylvia Keshin

*Last month Sylvia gave me a whole list of comical comparisons of Men vs Women. I only printed a few. Here are the rest. Sorry Sylvia.*

- ☉ If they put a man on the moon – they should be able to put them all up there.
  - ☉ Men are all the same – they just have different faces so you can tell them apart.
  - ☉ Definition of a Bachelor – A man who has missed the opportunity to make some woman miserable.
  - ☉ Remember – A sense of humor does not mean that you tell him jokes, it means that you laugh at his.
  - ☉ A woman worries about the future until she gets a husband.
  - ☉ A man never worries about the future until she gets a husband.
  - ☉ Men wake up as good looking as they went to bed.
  - ☉ Women somehow deteriorate during the night.
  - ☉ A woman has the last word in any argument. Anything a man says after that is the beginning of a new argument.
  - ☉ There are two times when a man doesn't understand a woman – before marriage and after marriage.
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## Smoke Alarms and Condominiums

Submitted by Brian  
Fernandes

Effective March 1, 2006 newly amended Ontario Fire Code regulations makes it mandatory for working smoke detectors to be installed on every level of homes in Ontario. This regulation applies to all single family, semi-detached and town homes, whether owner-occupied or rented, including condominiums. Condominium corporation boards are responsible for ensuring that unit owners comply with the regulation. Your municipal fire department will be carrying out inspections and enforcing the new amendment to the Ontario Fire Code regulations. The requirement for smoke alarms is in addition to the existing Fire Code that requires smoke alarms outside all sleeping areas.

“There is no question that working smoke alarms save lives,” said Bernard Moyle, Fire Marshal of Ontario. “This amendment was introduced to help make Ontario residents as safe as possible from fire. Homeowners, landlords and tenants all have a responsibility in ensuring compliance with the regulation.” Statistics from the Office of the Fire Marshal indicate that in about 50 per cent of fatal homes fires that occurred in Ontario, the victims had no smoke alarm warning.

The Office of the Fire Marshal are starting a new provincial awareness campaign called Working Smoke Alarms: It's the Law. The campaign will educate the public about smoke alarm technology, installation and maintenance.

For homeowners, tenants and individual landlords, non-compliance with the Fire Code smoke alarm requirements can result in a ticket of \$235 or a fine of up to \$25,000. For more information please see the [Fire Protection and Prevention Act, 1997](#)

One of the worst possible scenarios for anyone's home is to see it destroyed by fire. While this tragedy has unfortunately happened to many already, following a few

simple tips can help to dramatically reduce the chance of it affecting you.

The most commonly suggested step is make sure your condo has at least one smoke alarm (also called a smoke detector) and to regularly check that it has working batteries. Indeed, you may have heard this tip many times before, but it's one that cannot be overemphasized. The common link between almost two-thirds of out of control apartment fires is that those properties did not have smoke alarms.

Equipping a home with at least one smoke detector cuts in half the chances that the residents will die in a fire. In fact, the majority of deaths in residential fires are not from burns, but instead from inhalation of smoke and toxic gases which spread more quickly through the apartment. Therefore, without smoke detectors, these can often go through the home unnoticed, especially at night. But working smoke detectors can respond to these gases at any time, and their shrill warning sounds are designed to wake even the heaviest of sleeper.

Smoke alarms are required by law to be fitted in every condo unit in Toronto. They should be located outside each bedroom just above door height. Smoke alarms close to kitchen appliances or fireplaces may result in nuisance alarms, so choose your positioning carefully.

For peace of mind, it's a good idea to ensure you have working smoke alarms and plan an escape route in case of fire. These home insurance tips and fire advice could save lives, belongings and money – especially as a home insurance quote is likely to rise after any claims related to fire.

It is also important to understand that smoke alarms should be checked monthly; and it is recommended that batteries are changed at least yearly. A good time to do this is in spring or autumn, as you'll have a timely reminder that, as you go around your home changing clocks, you should attend to your smoke alarms as well. The actual device itself should be used for a maximum of ten years, but if you suspect it needs replacing before then it would be beneficial to do so.

While it may be easy to put off these tasks, they are only small inconveniences for the huge benefit you, your loved ones and your home will receive from a working smoke detector.

**Our new Rules require residents shall maintain a regularly serviced smoke alarm in each unit.** If you need any assistance or unsure about the requirements please contact our Management office.



*A joke that was sent to me and really made me laugh out loud. Hope you enjoy it.*

After I retired, my wife insisted that I accompany her on her trips to Target. Unfortunately, like most men, I found shopping boring and preferred to get in and get out. Equally unfortunate, my wife is like most women - she loves to browse. Yesterday my dear wife received the following letter from the local Target.

Dear Mrs.Samsel,  
Over the past six months, your husband has caused quite a commotion in our store. We cannot tolerate this behavior and have been forced to ban both of you from the store. Our complaints against your husband, Mr. Samsel, are listed below and are documented by our video surveillance cameras.

1. June 15: Took 24 boxes of condoms and randomly put them in other people's carts when they weren't looking.
2. July 2: Set all the alarm clocks in House wares to go off at 5-minute intervals.
3. July 7: He made a trail of tomato juice on the floor leading to the women's restroom.
4. July 19: Walked up to an employee and told her in an official voice, 'Code 3 in Housewares. Get on it right away'. This caused the employee to leave her assigned station and receive a reprimand from her Supervisor that in turn resulted with a union grievance, causing management to lose time and costing the company money.

5. August 4: Went to the Service Desk and tried to put a bag of M&Ms on layaway.
6. August 14: Moved a 'CAUTION - WET FLOOR' sign to a carpeted area.

7. August 15: Set up a tent in the camping department and told the children shoppers he'd invite them in if they would bring pillows and blankets from the bedding department to which twenty children obliged.

8. August 23: When a clerk asked if they could help him he began crying and screamed, 'Why can't you people just leave me alone?' EMTs were called.

9. September 4: Looked right into the security camera and used it as a mirror while he picked his nose.

10. September 10: While handling guns in the hunting department, he asked the clerk where the antidepressants were.

11. October 3: Darted around the store suspiciously while loudly humming the 'Mission Impossible' theme.

12. October 6: In the auto department, he practiced his 'Madonna look' by using different sizes of funnels.

13. October 18: Hid in a clothing rack and when people browsed through, yelled 'PICK ME! PICK ME!'

14. October 21: When an announcement came over the loud speaker, he assumed a fetal position and screamed 'OH NO! IT'S THOSE VOICES AGAIN!'

And last, but not least:

15. October 23: Went into a fitting room, shut the door, waited awhile, then yelled very loudly, 'Hey! There's no toilet paper in here.' One of the clerks passed out !

