
40 Homewood Community Newsletter

Volume 6 Number 11

November 1, 2009

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



Remembrance Day
November 11th, 2009
LEST WE FORGET

Special Assessment

The Board of Directors has approved a special assessment to clear our deficits. Details of this and the 2010 budget, including maintenance fees, will be available the second week of November.



To **Rose and Dave Campbell** for giving their time to help me hand out candies in the lobby to the children (big kids and small kids) on Halloween

Condo Finances

This is budget season, and the board and management have been working hard on the budget for next year and the cleanup of the deficits from this and previous years.

The board has agreed to levy a special assessment, and the budget is getting closer to finalization. The exact amounts of the budget (and maintenance fee increases) and of the special assessment will be determined the first week of November.

The major imponderables are what amounts the Corporation will actually have to pay for electricity (hydro) in 2010. Consumption levels can be predicted within certain ranges, but the range of possible costs per kilowatt hour of the hydro is very great.

In the second week of November, budget packages will be available. If owners want to help save on postal costs, they'll have a chance to pick up the package at the office before a mailing takes place to the rest of the owners.

The budget package will outline the projected revenues (most all from fees) and expenditures for the coming year, and the package will also include the specific information about the special assessment, including the payment plan options.

Clearing the deficits and having a balanced budget will bring the building finances into a good position for the near future.

Then, on Wednesday, November 18, 7.00 pm, Recreation Room, 1B, there will be a meeting for owners and board to review and discuss the budget, including the special assessment.

Charles Marker,
Communications Officer for the Board



Library Rules

By Jim Mitchell,
Library Facilitator

I'd like to remind people how our library works. It's free! It is stocked by the book donations of residents who put them there for us to share our pleasure in reading. It runs on our voluntarily giving of a little more than we take. The surplus goes to the charities.

On an annual basis, we get about 800 books donated. About 300 go to charities. About 50 a week are read. The tastes of our building are represented by the donations of our residents. Books are sorted and fed into the shelves randomly, to encourage browsing. But we stock the shelves often and glean out what we see does not circulate.

If a book doesn't circulate it is moved down to the laundry room shelves – and then it goes off to the charities. About 20 boxes a year end up there. You are encouraged to take these books if you have a use for them. Don't return them to the library slot.

So, it is important that what you return, and your donations, go into the slot in the library off the lobby. That helps me know which books are in play. Don't shelve them yourselves! If you have a lot to donate, give them to the office so I can sort them and feed them into circulation.

Thanks for your cooperation. Since I built the shelves for the original library 33 years ago - a sample of the original is a unit in the laundry room the sharing of our books has evolved into a very important feature of our building. If you read 10 books a year that you don't have to buy, it will probably save you \$100.

Jim Mitchell, #912



In-Suite Inspections

The Board of Directors has unanimously approved an important in-suite inspection project which will begin soon. The overall aim is to reduce utility costs for the building and therefore to keep maintenance fees as low as possible.

Two at a time, staff will come to each unit to check on items related to budget expenses and essential security. The approximately 20-minute checks will include:

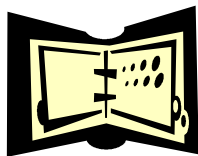
- Faucets, bathroom and kitchen, looking for possible leaks
- Pipes under sinks, bathroom and kitchen, looking for leaks
- Toilets, looking for possible leaks
- Bathtubs, looking for leaks
- Poorly fitting windows and doors, looking for air leaks
- Emergency entrance keys

These inspections will identify problems that might be contributing to our very high electricity and water bills. The problems will be noted and set for correction. It is not the intention to check on housekeeping standards

Please remember, too, that in addition to saving money, correcting these problems before they become acute can prevent untold aggravation, difficult repairs and insurance claims.

If you are able to be home at the time of the inspection of your unit, that could be helpful in identification of any heating or plumbing issues.

You will receive a notice when the inspection of your unit is coming up.



Board Meeting Minutes

Some of you may not be aware that the Minutes from the Board of Directors' Meetings are available for any owner to peruse. If you want to see the motions made by the Board on how your money is being spent and various things the board is working on, this is the place to look.

They are kept in the library, filed in a black binder marked "Minutes", on the high shelf next to the cupboards. As soon as the Minutes are approved at the Board Meetings, the binder is updated. If there is a special Board Meeting, the Board will try to get them approved at the very next meeting and have them available for anyone who is anxious.

There is also a binder holding the unaudited financial statements should anyone want to look at them.

Please **do not** remove the Minutes from the binder



Budget Meeting For Owners

Wednesday, November 18th, 2009
7:00 PM
Recreation Room, B1



Movies with Don

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

Friday, November 6

Howard Hawks'

Come And Get It (1936)

Joel McCrea, Edward Arnold
and Frances Farmer

Thursday, November 12

A Remembrance Day Special

Raoul Walsh's

Battle Cry (1954)

Van Heflin, Raymond Massey,
Aldo Ray, James Whitmore

Friday, November 13

A rarely seen thriller

Underground (1941)

Thursday, November 19

The Day After (1983)

Jason Robards, Jobeth Williams,
John Lithgow, Steve Guttenberg

*Celebrate Don's birthday
with 2 great musicals...*

Thursday, November 26

Showboat (1951)

Howard Keel, Kathryn Grayson,
Ava Gardner, Agnes Moorehead

Friday, November 27

Till The Clouds Roll By (1946)

Robert Walker, Van Heflin,
Frank Sinatra, Judy Garland

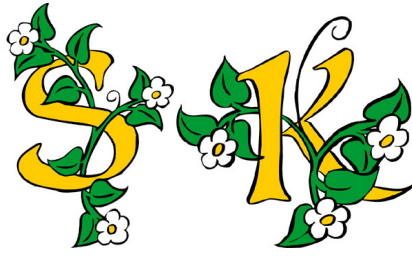
CLASSIFIED

Attention Bookish People

Bookcase for sale

Wooden, two shelves

☎ Call 416-925-6325 after 3:00 pm



Sylvia's Korner

Submitted by Sylvia Keshen

Actual Classified Ads

Lost – Small Poodle – Reward – Neutered –
Like one of the Family

For Sale – Antique Desk – Suitable for Lady
with Thick Legs and Large Drawers

Wanted- Girls for Stripping Machines –
Operators in Factory

Dog for Sale – Eats Anything and is Fond of
Children

Vacation Special – Have your Home
Exterminated.. The Hotel Has Bowling
Alleys, Tennis Courts, Comfortable Beds
and Other Athletic Facilities.

Toaster – A Gift Everyone Appreciates –
Atomically Burns Toast.

We Build Bodies that Last a Lifetime.

For Rent. – Six Room Hated Apartment

Man – Honest, Will Take Anything

Man Wanted to Work in Dynamite Factory –
Must be willing to travel.

Used Cars – Why Go Elsewhere to be
Cheated? Come Here First.

Wanted – Man to take of Cow that does not
smoke or drink.

Illiterate? Write for Free Help.

Board Notes

Board of Directors meeting, October 22, 2009

1. Residents with monthly parking spaces need to be sure to park in the correct spot and with the correct sticker showing to avoid tickets. Visitors need to be sure their stickers are showing, too. Reminders will be posted on elevator and channel 13.

2. The board approved hiring KJA Consultants to do a thorough elevator maintenance evaluation for \$1,470, including taxes. Two other companies submitted bids at the same price.

3. The board approved changing our telephone service provider to Primus which will save money compared to the current provider's cost. Voice mail will be added to one of the office lines.

4. The newly refurbished tractor has arrived and will be used for building staff in this coming winter's snow removal

Rules

A reminder that new Rules came into effect in June. If you haven't already received a copy, you may get one at the office, or you may find them on the website, 40homewood.ca.



Laundry Card Helpful Hint

Another idea besides putting your unit number on your card is to put your card in a plastic case and put it on a lanyard and hang it around your neck. Less chance of getting lost that way.

Schedule for Board Meetings

Dates for Board Meetings for the remainder of the 2009/2010 season are as follows:

Owners' Budget Meeting

Wednesday, November 18, 2009, 7:-00 pm

Board Meetings: (Closed)

Thursday, November 5th, 2009 (Budget)

Thursday, December 3rd, 2009

Thursday, January 28th, 2010

Thursday, February 25th, 2010

Thursday, March 25th, 2010

Thursday, April 29th, 2010

Annual General Meeting May 19, 2010

Additional, special board meetings may be called, and there will likely be one or two additional meetings for owners in January and after.



Both the **Green Committee** and the **Social Committee** are looking for new members. If you are willing to volunteer your time, please leave your name at the Management Office.

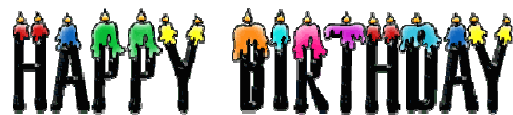
President's Message

Thank you all for coming to the pre budget development meeting. The board has taken your feedback and has decided to go in for the special assessment. The budget will be presented on the 18th of November; we will have a general feedback session after the budget presentation to take questions mostly regarding the budget and other issues concerning 40 Homewood.

Thank you to Jane Ridpath and John Schonewille for brining some good cost saving suggestions to the board's attention regarding gym air conditioner and the thyristor system. As of now we have the gym air conditioner switched off at midnight and restarted at 6 am every morning by our security staff, bringing further hydro savings. Our thyristor system should have the operating system updated to newer Windows operating system in a couple of weeks thereby making it more efficient in controlling the heat sent to each unit.

The board will be working on a couple of projects over the next few months to get our in suite audible alarm system fixed and are working on the in suite inspections in a bid to find out ways to make our condo more energy efficient

The Management Office has asked me to inform residents to report any rattling or leaking windows to the Office as soon as possible. We really need to conserve energy as Hydro costs are rising constantly.



*To everyone who has a
birthday this month*

Green Committee

REPORT

By Jim Lee

- Your Green Committee is busy finalizing plans for the **1st Annual 40 Homewood Avenue Green Fair**, which will be held on Saturday, Nov, 21 from 10 – 4. Please mark this date on your calendar. We are expecting 10-12 companies & organizations to attend, all of which will provide products and/or education to help make our life here at 40 Homewood healthier and happier. So far we have confirmed that Eco-Gear, The Clean Way, Green Earth Organics, Bumblebee Botanicals, Electro-Wheels, Cathy's Crawly Composters and Blue Avenue E-Bikes will attend and we are waiting to hear back from Grassroots, Ecojustice, Organic Lifestyle, the City of Toronto Environment Office and others. If you are available to help out that day, even for an hour or 2, please let us know at 647-232-5465 or jamesclee@hotmail.com.

- If you have a **window air conditioner** it's now time for you to bring it in for the winter or ensure that it is fully insulated. If you are having problems, please notify the office.

- We continue to advise 40 Homewood residents to **Pull the Plug** on their cell phones and other household appliances that stay in 'standby mode' when shut off. If you are able, please pull the plug on your TV, stereo, VCR, (unless you have the time and/or your favourite show programmed), microwave, phone charger and any other electrical appliances when you leave for the day. We've done the math and if we were to do this even occasionally, we'd save thousands! **If we all work together, we**

can easily reduce our electricity rates by 15%.

- The Green Committee needs more members. If you are able to help out for a couple of hours per month please let us know at jamesclee@hotmail.com or 647-232-5465.

- There are a number of reports that indicate **plastic shower curtains** may be extremely hazardous to your health. For the CBC report, checkout <http://www.cbc.ca/health/story/2008/06/12/plastic-showercurtain.html> or go to www.cbc.ca and search for shower curtains.

Food Bank

Volunteers will be in the lobby the week of Monday, November 30th to Friday, December 4th from 5:00pm to 7:30pm for the yearly Food Bank drive.



May we ask the residents of 40 Homewood to once again be generous during this upcoming drive. As in previous years, cash or cheques will be accepted and receipts will be issued both by the convening person and the Food Bank.

Note from the Editor

Martha McGrath, Unit 615
marthamcgrath@esuite.ca

