
40 Homewood Community Newsletter

Volume 6. Number. 1

January 1, 2010



January 1st, 2010

May 2010 be a Happy and Prosperous year for each and every one of us.

Merry Christmas – January 7th,
2010 to all of you who follow
the Eastern Orthodox Church.

At the request of the Board and Management, I have removed the disclaimer at the top of this page. In the past year or more, this newsletter has printed input from the Board so the disclaimer has become redundant. Included in future will be a section for input/suggestions/instructions from the Management Office and will continue to carry a President's Message from the Board of Directors.



Movies with Don

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

Friday, January 8

JULIE & JULIA (2009)

Meryl Streep, Amy Adams, Stanley Tucci

Thursday, January 14

Dean Martin as Matt Helm in

THE SILENCERS (1966)

Stella Stevens, Cyd Charisse

Friday, January 15

Dean Martin as Matt Helm in

THE WRECKING CREW (1969)

Elke Sommer, Sharon Tate

Friday, January 22

A SANGSTER SECRET MOVIE

A 1989 movie that's funny, rousing & touching!

Friday, January 29

STAIRWAY TO HEAVEN (1946)

David Niven, Kim Hunter



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.

No More Egg Cartons

Submitted by Mike Morley

We have all the egg cartons we need for now.

Thank you to all of you who have been dropping off egg cartons at Unit 1217. We have all we need for now. We are heading for Florida for the winter and will not need any for a few months. Please recycle them downstairs. Thank you again.

Laundry Room Etiquette

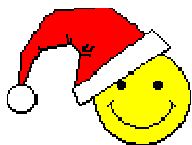
Submitted by Martin Banefather

Would people please empty machines at the end of the cycle. I was down at 6.30 in the morning, and on attempting to find a machine, discovered 4 all full of washed clothes. They might well have been there overnight!

Food Bank.

Thank you to everyone who contributed to our food bank initiative this year. It is nice to know that people who are thinking of people less fortunate than themselves.

Appreciation goes to Raymonde Guichard and Joseph Haggart for giving their time every evening to make sure that this event went smoothly.



I have a Secret Santa

Thank you to whoever put a bag on my door with a Christmas Card and a CD of my favorite group, Il Divo. It was a nice surprise.

PEACE ON EARTH

Submitted by Jean Walker

Christmas is a joyous time of year with songs and messages shouting "Peace on Earth" and "Peace and Joy to You".

As Christmas fades into the past, we acknowledge the reality is that we do not see "Peace on Earth" or maybe, not even in our surroundings.

But the true message of Christmas does not die with the end of the year. There is a hymn by Sy Miller "Let there be peace on earth and let it begin with me".

That is the secret—it takes each one of us to create peace. We each have our own way and resources in reaching out to our individual world to create peace instead of conflict. Peace could become a reality as it multiplies and spreads to others. Beginning with "me" there can be peace on earth.

Water Conservation at 40 Homewood

Submitted by Malik Bashir

Some toilets have a "two'flush" mechanism (this may not be known to some owners who have them). When you lower the flush lever halfway, only half the water in the tank is used to flush (e.g. for urination).

It is rumoured that there is such a shortage of water on Planet "X" in another solar system that some conscientious people use urinals to cut down on the number of daily flushes.

SPRING IS ON THE WAY!





My Love of this Country

Submitted by John Kell

My trip to Sunnybrook once again to visit Dave Middleton with my friend, Margaret.

I have nothing less than the utmost admiration for the Veterans' facilities. It's clean, well run, the staff is excellent. The beautiful paintings on the walls by a composite of artists is quite astounding. The people there are getting the best care possible. Dave has a private room but has lost the independence he had 6 months ago. On the other side, the staff and his friends from 40 Homewood remember him as the articulate, well-read veteran that he was and instead of being depressed, we came away from our visit seeing he is being well looked after and being made as comfortable as possible in the time he has left.

All I can say is thank God we live in Canada and we look after the people from a previous generation until their dying day. I never want to hear that America is the best country in the world – Hey – look north of the border if you want to see the best.



About 40 people met on December 13th to enjoy a delicious Christmas Dinner. Thank you to the people on the Social Committee, Neil Gilson, Martha MacLachlan, Florence Rice, John Kell, and Robert Richard for all the work they did to make this become a reality. Thanks also go out to Don Sangster, for the entertainment and to Baron Mount Briton, Chris Lambert and Sarah MacLachlan for their support. If anyone else helped, your efforts are also appreciated.



Pot Luck & Sing-Along

Arthur Martin and Harry Lewis are the main ones to thank for this event which took place on December 19th

Thank you to everyone for their pot-luck contribution. We had quite a variety of goodies to choose from.

Arthur led us in a lively sing along of Christmas Carols, with Harry Lewis on the piano.

Lorne Wheeler played his guitar and regaled us with a few songs on his own.

Thanks everyone.

Photos

Submitted by Charles Marker

If you want to see photos of Christmas Parties access through 40homewood.ca

(Photos & Videos; then the link "photos on flickr") or go directly to this link:

<http://www.flickr.com/photos/charlesmarker/>

**The Laundry Room is now
open 24 hours a day,
7 days a week.**

The Social Committee is proud to offer instructional classes to residents of 40 Homewood in the recreation room. We have found excellent teachers to provide the training in the convenience of our own facilities

It's January and it's wintertime. It's time to start the new year right – exercise stimulates your metabolism, improves your posture, tightens those lax muscles and, not only makes you feel better about yourself, you will look better.

FITNESS BLAST: a series of exercises to music that include stretching, strengthening, cardio and incorporates a dance routine.

Instructor: Marcos Carajol, Certified Fitness Instructor and Personal Trainer, Registered Massage Therapist

Date/Time: Thursdays, January 7 - March 11
6:30 pm - 7:30 pm
10 classes - \$90.00
In the Recreation Room

Sundays, January 10 - March 14
11:00 am - 12:00 pm
10 classes - \$90.00
In the Recreation Room

AQUAFIT: A most incredible workout in the water – swimming not required

Saturdays
10:30 am – 11:20 am
In the Pool
\$10.00 a class

HATHA YOGA: helps you to relax and deal with stress by pranayama (breathing) and safely awakens dormant parts of the body and the brain. Hatha Yoga is not competitive.

Instructor : Sylvia Thomas, Certified Yoga instructor

Date/Time: Wednesdays, January 6 - March 10
6:30 pm - 7:30 pm
10 classes - \$90.00
In the Recreation Room

Ms. Thomas is also willing to hold a daytime class for residents in the building. If you are interested please leave your name and contact information in the office.

Please note there is a minimum of 5 registrants to hold the class.



Sylvia's Korner
By Sylvia Keshen

A Prayer for the New Year

*Give us through the new year.
Quietness of mind
Teach us to be patient
And always to be kind
Give us the reassurance
When everything goes wrong.
So our faith remains unfaltering
and our hope and courage strong
And show us that in quietness
We can feel your presence near
Filling us with Joy and Peace
Throughout the coming year.*

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.

Made any New Year's resolutions??



Join Arthur Martin
with Harry Lewis on
the piano for a
Valentine's Day
Potluck & Sing-a-Long

Saturday, February 13th

B1 Recreation Room

6 pm – whenever.

See details on bulletin boards

For more info call Arthur at

☎ 416-924-7344

Sign up at the Office.

See the Love Song List attached,

and choose 1 - 3 from the by

Wednesday, February 10th and let

Arthur know..

New Year's Celebration

Submitted by John Kell

Our New Year's event went off without a hitch. The dozen or so residents of 40 Homewood turned out to see the ball drop at Time's Square in New York and Nathan Phillips' Square in our great city on the Recreation Room television. That was after the screening of New York - New York with Liza Minelli and Robert De Nero. Everyone donated everything from wine to finger foods and the office was generous to donate Champagne to toast in the New Year. Some of the Social Committee were in attendance to make the coffee and tea plus providing the napkins and paper cups. Everyone in attendance had a wonderful time and had to be urged to go home since they didn't want to leave.



Do you have a green thumb? Would you like to have a green thumb?

The Green Committee is looking for people to form a Landscape Committee to cut down our costs.

Give your name to the Office and they will pass them on.



*To everyone who has
a birthday this month*



Visitor Parking is available for a new rate of \$10.00 per night. (To a maximum of \$85.00 per month) Monthly parking is also \$85.00 per month starting January 1st, 2010.

Parking passes can be obtained from the Management Office or from Security.

Items from the Management Office

Mail

We receive several pieces of mail every day in the Office. The mail is brought to the Office because some owners have not provided their suite number on their return address. Please ensure that you do this in order to prevent unnecessary delays in receiving your mail.

Complaints

If you are issuing a complaint or enquiry of any kind, please put it in writing. In the case of complaints, a written record of the specific complaint must be provided should the matter require legal action.

Elevator Bookings

When booking the elevator for moves or deliveries please ensure you notify the Office in advance to ensure the elevator is available on the day in question. We also suggest that you do not confirm your move or delivery date until the elevator booking date with the Office is confirmed.

Windows

If you have not already done so, please inform the Office of any leaking, rattling or draughty windows. Repairs will commence by mid-January. You will receive sufficient advance notice of when your windows will be repaired.

Cardboard Boxes

In an effort to reduce costs, we ask residents to break down any cardboard boxes before placing them in the blue bins.

Laundry Room

When using the new dryers we ask that you please clean the laundry trap after each use. Please check the trap before you use the machine as well to ensure the previous user had cleaned it out. By doing this, the machines will perform more efficiently (drying) and will also save energy.

Key Fobs

Residents who wish to return their fob, must provide a receipt for the original purchase.

Thermostats

If you are having trouble controlling the heat in your suite please contact the Office. Please do not attempt to adjust your thermostat.

Special Assessment

Please pay the Special assessment by January 31st.

President's Message

By Brian Fernandes

Goodbye 2009! Welcome 2010!

2009 was indeed a year of ups and downs for 40 Homewood. Beginning in July 2009, the current Board, Treasurer and Brookfield Property Management staff studied our finances in depth and found reasons for the budget going haywire and the accumulation of actual expenditures being consistently higher than amount budgeted. The biggest factor in overspending resulted from the hydro purchase contract entered into December 2007 which included some hidden costs and there was not the level of conservation of electricity use which was expected (which would have helped lower costs)". Both factors contributed greatly to spending approximately \$160,000 in excess of the budget each year and such a projected sum was not incorporated into subsequent proposed budgets. The last budget presented to owners in November 2009 sought to correct the shortfall in revenue by addressing actual hydro cost in our 2010 budget. Beginning January 1, 2010 a more closely aligned budget includes a correction of costs as calculated for condo fees and a special assessment on each unit to recapture outstanding unpaid and accumulating operating costs. The Board agreed in November 2009 in favor of continuing the existing hydro purchase contract with Constellation, our current hydro provider, which is due to end in December 2012. Brookfield staff is undertaking a cost analysis of what it would take to recoup an approx. \$450,000 penalty if we were to break the remaining hydro contract.

Our garage is not a self sustaining portion of the Condo Corporation. The garage, while a part of the Condominium property, is separate from the residential units as stated in the YCC #75 condominium declaration set in 1972. With fewer owners and residents renting parking spaces, garage revenues are falling and we have to dip into the building's operating budget to address the shortfall. The parking garage is an asset to our condo and adds value from a real estate point of view. However, under current municipal residential property taxation rates it is not a viable option to make the garage available for any commercial purposes and to shift to commercial property taxation would increase garage operating costs by a whopping sum. As we are continually looking for ways and means to make the garage self-sustaining the questions arises on changing YCC #75's declaration to include the garage with the Condo units as one inclusive property, but realistically any change in the declaration would need consent from 90% of the owners. Even before proceeding to study options there is need to develop, accept and implement rules to enable and ensure the corporation can collect dues and arrears from the currently rented out parking spaces. By the end of 2009 we gained a good grip on both Condo and garage finances and this is the clearest level of understanding achieved in a good many years. A thank you for the effort and long hours go to our Treasurer, Brian Brenie. Currently there is a working group tracking our finances, and the joint effort of the Board and Treasurer, Brookfield staff and volunteer owners is to keep close track of spending and follow through on bringing in revenues which are due and follow through on correcting delinquent accounts.

The Board is addressing a Reserve Plan study prepared in 2009 by Jeff Truman which includes recommendations for major updating and refurbishing projects. While this study included some on-site inspection and addressed some specific wear and tear estimates and projected remaining months or years of use of physical plant features and equipment there are concerns about its accuracy, understanding and thoroughness. Typically, a Reserve Plan study provides calendarized guidelines for updates and

replacements, but not all reporting can be based on specifications, because technological changes for physical plant systems are always on the horizon. Recently, the Board engaged an elevator systems consultation firm to evaluate life expectancy of the elevators and assess quality of maintenance provided in the existing elevator service contract. As a result we have pushed the current service contractor to bring their maintenance up to standard, and we have signed an elevator service contract with Thyssen Krupp, beginning March 2010 at a reduced cost.

Reserve Fund studies provide guidelines for planning repair, replacement and cost and such fund exists in accordance with provincial legislation to ensure ability to pay for planned and unplanned refurbishments and replacements into the distant future. A healthy Reserve Fund has been a strength at 40 Homewood. On an ongoing basis whether we spend from the reserve fund in a specific year on a project set out in the Reserve Fund study is a decision taken by the Board in office at the time.

Our joint aims for 2010 include:

- To bring forward and pass the **Standard Unit Bylaw**. The Standard Unit Bylaw draft was presented to the Board and there will be an owners meeting on **Thursday the 21st of January** to address the proposal.
- To bring forward, planfully, by the next AGM the **General Bylaw**. Passing both sets of bylaws is very important to the Condo as the existing bylaws of 1972 are outdated and the new bylaws will both bring us in line with current provincial legislation for Condominium governance and protect our most valuable asset.
- To improve our efforts in caring about and for the environment especially with respect to making 40 Homewood greener through continued upgrades of our recycling of waste, and improving

on conservation of electricity and water use.

- To continue the involvement of residents in committees and other community activities which I see has helped to bridge the communication gap amongst residents.
- To bring about improved neighbourliness.

We are very proud of 40 Homewood's position as a hot real estate property. I am happy to inform you the **Laundry Room** is now open 24/7 and you are strongly encouraged to use the facility in the late hours when cost of electricity is lowest. We are currently engaged in cost evaluations to have motion sensors in the laundry room to further save on hydro costs. Since I started as president of the Board of Directors, July 2009, I have had regular open meetings with owners, which I will continue in the New Year. I hope to see you at these open meetings. I hope 2010 will be a Happy New Year for all.

The Minutes of the June 2009 Annual General Meeting, in a draft form, are available for owners to read. There is a copy in the Library Minutes Notebook, or an owner may request a copy via email by contacting the office in person or by email to yorkcondocorp75@gmail.com.

The intention is to seek any factual corrections ahead instead of taking up time at the May 2010 AGM when these minutes - with whatever amendments - will need to be approved. If owners have corrections or amendments, please send them to the office on paper or via email to the same email address (above). With email, mark the subject line "AGM minutes."

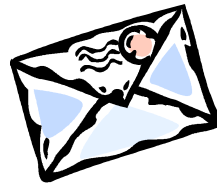


Owners' Meeting

Thursday, January 21st, 2010, 7.00 pm
in the Recreation Room.

Subject: Presentation of the Standard Unit By-Law by the Board's By-law Committee.

Copies of the Draft By-law will be available before the meeting.

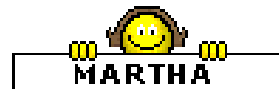


No Junk Mail

The Green Committee is once again trying to initiate the "No Junk Mail" policy. Within the week, cards will be placed in the container on the wall in the mail room. Just place one in your mail box if you don't want any more junk mail. The mail carrier will put a red dot on the inside edge of your mail box and then will return the cards to the container.

Note from the Editor

Martha McGrath, Unit 615
marthamcgrath@esuite.ca



Valentine Love Song List

A Nightingale Sang In Berkeley
 Square
 A Pretty Girl Is Like A Melody
 A Sleepin' Bee
 After You've Gone
 Ain't We Got Fun
 All Or Nothing At All
 All The Things You Are
 Almost Like Being In Love
 Always
 Am I Blue?
 Around The World
 As Long As He Needs Me
 Avalon
 Baby Face
 Bicycle Built For Two
 Blue Velvet
 But Not For Me
 Button Up Your Overcoat
 Bye, Bye Blackbird
 Call Me
 Call Me Irresponsible
 Carolina In The Morning
 Carolina Moon
 Chapel Of Love
 Cheek To Cheek
 Cherry Pink And Apple Blossom
 White
 Close To You
 Cocktails For Two
 Coquette
 Do It Again
 Do It Again!
 Do You Love Me
 Do, Do, Do
 Don't Blame Me
 Drink To Me Only With Thine
 Eyes
 Easter Parade
 Embraceable You
 Evergreen
 Falling In Love With Love
 Feelings
 Five Foot Two, Eyes Of Blue
 Goin' Out Of My Head
 Goodnight, My Someone
 Hey, Little Girl (Wives And
 Lovers)
 Honesty
 How Deep Is The Ocean (How
 High Is The Sky)
 How Deep Is The Ocean (How
 High Is The Sky)
 How Little We Know
 I Cain't Say No
 I Could Have Danced All Night
 I Cried For You
 I Don't Know How To Love Him
 I Don't Know Why (I Just Do)
 I Don't Remember You
 I Left My Heart In San Francisco
 I Remember It Well
 I Say A Little Prayer
 I Wanna Be Loved By You
 I Want To Be Happy
 I Want To Hold Your Hand
 I Will Wait For You
 I'll Be Seeing You
 I'll Be There
 I'm Always Chasing Rainbows

I'm Thru With Love
 I've Got A Crush On You
 I've Grown Accustomed To Her
 Face
 If Ever I Would Leave You
 If Ever I Would Leave You
 If I Could Be With You (One Hour
 Tonight)
 If I Loved You
 If You Knew Susie
 Indian Love Call
 Isn't This A Lovely Day (To Be
 Caught In The Rain?)
 It Had To Be You
 It Might As Well Be Spring
 It Might Be You
 It's Been A Long, Long Time
 It's Easy To Remember
 It's Impossible
 Jalousie
 Jeanie With The Light-Brown Hair
 Just In Time
 Let It Be Me (Je T'appartiens)
 Let's Call The Whole Thing Off
 Let's Do It (Let's Fall In Love)
 Let's Face The Music And Dance
 Light My Fire
 Lollipops And Roses
 Look At That Face
 Love Is Here To Stay
 Love Letters In The Sand
 Love Makes The World Go
 Round
 Mamma Mia
 Michelle
 Misty
 Moon River
 More Than You Know
 My Funny Valentine
 My Heart Stood Still
 My Heart Stood Still
 My Love
 My Melancholy Baby
 Never In A Million Years
 Never On A Sunday
 No Moon At All
 No Other Love
 Nobody Does It Better
 Norwegian Wood
 Now I Have Everything
 Of Thee I Sing
 Oh My Love
 Oh! Darling
 On The Street Where You Live
 Once In A While
 Once In A While
 Our Day Will Come
 Out Of My Dreams
 Paper Doll
 Paper Moon
 Peg O' My Heart
 People
 People Will Say We're In Love
 Perhaps Love
 Prisoner Of Love
 Quiet Nights Of Quiet Stars
 Send In The Clowns
 Sentimental Journey
 September Song
 Shangri-La

Show Me
 Small World
 Some Enchanted Evening
 Somebody Loves Me
 Someone To Watch Over Me
 Something
 Sometimes I'm Happy
 Somewhere, My Love
 Star Dust
 Stranger On The Shore
 Sunny
 Sweet Georgia Brown
 Sweet Rosie O'grady
 Tea For Two
 Tenderly
 Thank Heaven For Little Girls
 That Old Black Magic
 The Blue Room
 The Long And Winding Road
 The Man That Got Away
 The Nearness Of You
 The Second Time Around
 The Shadow Of Your Smile
 The Summer Knows
 The Wonder Of You
 Theme From Love Story
 (Instrumental)
 Theme From Romeo And Juliet
 (Instrumental)
 There! I've Said It Again
 There's Yes! Yes! In Your Eyes
 They Can't Take That Away From
 Me
 They Say It's Wonderful
 This Can't Be Love
 This Guy's In Love With You
 Till There Was You
 Tip-Toe Thru' The Tulips With Me
 Together Wherever We Go
 Too Young
 Toot Toot, Tootsie!
 Traces
 Try To Remember
 Twilight Time
 Walk On By
 What Are You Doing The Rest Of
 Your Life?
 What I Did For Love
 What The World Needs Now Is
 Love
 What'll I Do
 Whatever Lola Wants
 When I'm Sixty Four
 When Your Hair Has Turned To
 Silver (I Will Love You Just
 The Same)
 Where Or When
 Witchcraft
 With A Song In My Heart
 Wunderbar
 Yesterday
 Yesterdays
 You Do Something To Me
 You Light Up My Life
 You Needed Me
 Zing, Went The Strings Of My
 Heart