
40 Homewood Community Newsletter

Volume 6. Number. 5

May 1, 2010



May 9th, 2010

M is for the million things she gave me
O means only that she's growing old,
T is for the tears she shed to save me,
H is for her heart of purest gold;
E is for her eyes, with love-light shining
R means right, and right she'll always be
Put them all together, they spell **MOTHER**
A word that means the world to me.



Happy Victoria Day
May 24, 2010

In Memoriam

Who was David Middleton?

By Jean Walker

David was the 1st president of YCC #75 Board of Director of Canada's first downtown high rise condominium in 1977.

It was an exciting, challenging time for many of us as first-time home owners being jointly responsible for organizing our own homes. Captain David Middleton, with his experience of organizing military troops, got us off to a good start in this adventure. He challenged us in working together to use our various skills as setting precedents for others.

As an example, David conscripted me, as a Public Health Nurse, one day as I as he herded me into a room on the B level to see a big hole in the floor and ordered me to create a swimming pool from a huge concrete basin, capable of holding 50,000 gallons of water. This was rather disconcerting in that it was out of my field of expertise, but you didn't argue when the "Captain" gave orders!! However, with some research and the help of the Public Works Inspector of public swimming pools, we can become joint owners of one of the largest condominium indoor pools in Toronto, complete with approved rules and regulations.

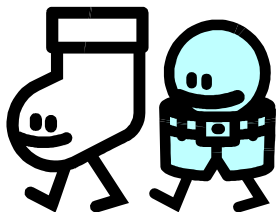
Many thanks David for what you have done for all of us.

Rest in Peace, David



Jean Walker would like to thank the many people who sent cards of condolence after the death of David Middleton, a friend and companion of 35 years and for coming together at our "remembering" time on Saturday, April 17th. The time of sharing memories reminded me of the older days when neighbours got together peacefully with no disputes or "verbal fighting".

A big Thank You to Neil Gilson and his "elves" who organized and catered the event. David would have been pleased and very grateful.



Sox and Skivvies

Submitted by Hugh McKellar

Each Saturday between Easter and Hallowe'en, I haunt rummage and garage sales, buying up socks, briefs and boxers for the men helped by the Good Shepherd Refuge on Queen St. East. Church sales usually charge one 25¢ a pair. I will pay this for any hole-free essentials you bring to the building's yard sale on May 8, or contact me about it later on.



Movies with Don

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

Here are Don's movies for May.

Wednesday, May 5
Happy Mother's Day
MONSTER-IN-LAW (2005)
Jennifer Lopez, Jane Fonda

Friday, May 14
Preston Sturges'
PALM BEACH STORY (1942)
Claudette Colbert, Joel McCrea,
Rudy Vallee, Mary Astor

Thursday, May 20
PRISONER OF ZENDA (1937)
Ronald Coleman, Madeleine Carroll,
Douglas Fairbanks Jr, David Niven,

Friday, May 21
ROBIN HOOD: PRINCE OF THIEVES (1991)
Kevin Costner, Morgan Freeman

Friday, May 28
A SANGSTER SECRET MOVIE
An Academy Award-winning
musical -- one of the greatest!



R.I.P. Ossie

Tracie and Cody
Kemp lost their
beloved border collie,

Osbourne, about three weeks ago.
Ossie had been a resident of this
building for nearly 15 years and many of
us remember Cody as a babe in arms
while Tracie took Ossie for his walks.
Good bye Ossie. We will miss you.



Garbage Pick-Up

If you are frustrated with going down to putting your garbage in the bins and finding them full, here is the pick-up schedule for the different types.

Blue Bins	Tuesdays
Green Bins	Thursday
Brown Bins	Monday & Wednesday

On the nights before pick-ups, the bins are usually full.

This graph might help you when you will find it most convenient for you.



Keep Smiling. It makes everyone wonder what you're up to.



No pets are allowed in the Laundry Room at any time.



Sylvia's Korner
By Sylvia Keshen

Mother's Day

A mother is someone special who is thought of lovingly and remembered in the warmest way, whatever the day may be.

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.

Upcoming Activities



This year we are jumping the queue and holding our **yard sale** on **Saturday, May 8th**. (Rain date May 15th). Keep this date in mind as you start your spring cleaning. Notices regarding the booking of tables (\$2 each) will be put up mid April as well.



A Marvelous Afternoon

By John Kell

Sorry you missed the celebration of Elizabeth Masutti's 100th birthday party.

The dear old thing drifted in and out of conscientious and recognized the 20 people who popped in from 40 Homewood to pay tribute to someone who's lived over a century.

There were bouquets of flowers, birthday cards and many kisses placed on her before the party ended.

A piano was brought in and one of our residents played for her at the keyboard. Lovely food, refreshments and socialization took place for at least two hours.

You can visit her at the top of the street anytime in the future and hopefully she will recognize your face and know you've just come in to say hello.



Unfortunately, we will soon have to say Goodbye to Arthur Martin and Russ Baxter who are selling their unit and moving to London, Ont.

Arthur and Russ, thank you for all you have done for the building. You will be missed.

"A clean garage floor? Better luck next year I guess.

Submitted by John Agro

I don't use my car frequently; in fact I often only take it out of the building to get it washed. The garage floors of 40 Homewood are very unclean, and vehicles driving through kicking up dust clouds make the car dirty even though it's just sitting there.

When I saw the power washing notice, I was quite pleased. I eagerly moved my vehicle in anticipation of finally having a clean garage. However, when I checked P1 at the end of the day, less than half of the car owners had bothered to relocate their vehicles to P3 as requested. This was also confirmed when I visited the management office.

Since proper notification of the need to move vehicles was provided, why did so many residents not make the very small five minute effort required to cooperate with this endeavor? Lack of time? Not a worthy cause? I guess we'll never know for sure, but it certainly was a huge disappointment, and a costly wasted effort that we can ill afford.

Recycling Bags And Green Bins

All residents of 40 Homewood should have a big blue recycling bag and a small beige green bin for use in the kitchen.

If you are new to the building or if we missed you please contact Jane in the office.

Will new electricity rates apply to 40 Homewood?

by Brian Brenie - Treasurer

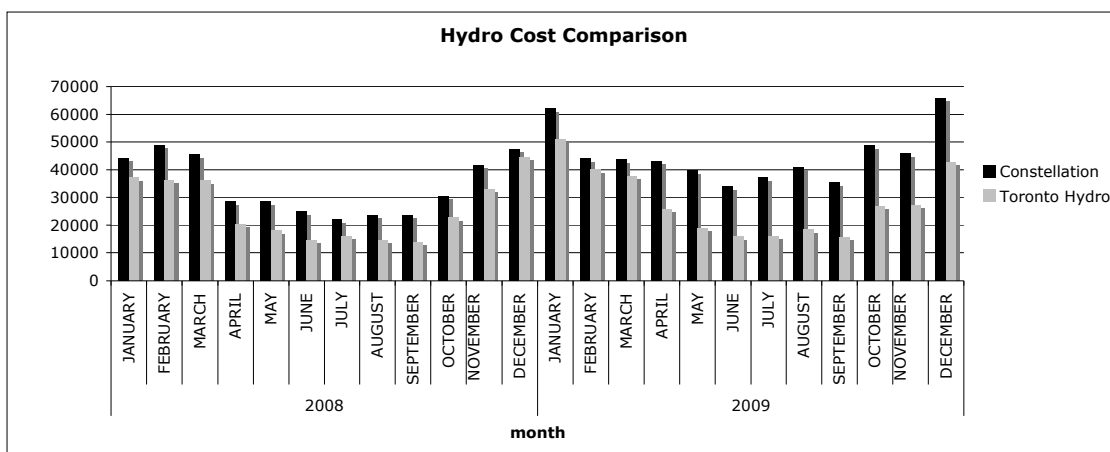
The Ontario Energy Board recently announced a 12% increase in regulated electricity prices starting May 1. This announcement does not affect us because we are not on the Regulated Price Plan.

The announcement means that Toronto Hydro customers will pay a fixed rate of 6.5 ¢/kWh up to a threshold, then 7.5 ¢/kWh above that. We are not Toronto Hydro customers.

Under our Constellation contract, we have been paying a base price of 6.4 ¢/kWh for all our electricity (no threshold), plus a variable rate Provincial Benefit. The Provincial Benefit is not predictable. It is based on province-wide supply and demand as well as prices that the government has guaranteed to electricity producers.

Our contract was signed in December 2007 and came into effect January 1, 2008. In 2008 we paid about \$102,000 more than we would have if we had stayed with Toronto Hydro. In 2009 we paid roughly \$200,000 more, which represents about 9 – 10% of our budget. Prior to this contract we were paying about \$500,000 annually for hydro; in 2009 we paid over \$777,000.

Hydro costs are taking up an ever greater portion of our maintenance fees. You can help avoid higher maintenance fees by using less electricity. It's good for 40 Homewood. It's good for the planet.



A FEW WORDS FROM YOUR



Exchange your old light bulbs, air conditioners or humidifiers at Toronto Hydro's Great Exchange!

The Great Exchange is Toronto Hydro's newest spring energy conservation campaign encouraging Toronto residents to reduce energy use around the home. With over 35 events spread out across the City, there are lots of opportunities to participate in The Great Exchange!

Toronto Hydro is asking customers to take action and save by:

- Exchanging up to five incandescent light bulbs from their home for the same number of regular ENERGY STAR® qualified compact fluorescent light bulbs
- Exchanging working room air conditioners for a \$25 gift card
- Exchanging working dehumidifier for a \$10 gift card

Check the Toronto Hydro website at www.torontohydro.com to have a look at the schedule or attend the following events close to 40 Homewood;

June 5/6 & 12/13 & 19/20 from 10:00 a.m. to 5:00 p.m.
Home Depot, Gerrard Square, 1000 Gerrard St East

June 5/6 & 12/13 & 19/20 from 10:00 a.m. to 5:00 p.m.
Wal-Mart, 900 Dufferin Street

Sat. June 12 from 10:00 a.m. to 2:00 p.m.
Community Environment Days, Riverdale Park, 550 Broadview Ave.

Please remember to take proof of address with you.

Solar Panels

Ontario faces a major challenge – to ensure a reliable, sustainable, long-term supply of electricity. Today, about 37 percent of Ontario's electricity is supplied by nuclear power, 21 percent by coal-fired generating facilities, 16 percent by oil- and natural gas-fired generation and 26 percent by renewable sources, primarily hydroelectric generation.

Within the next 20 years, however, nearly 80 percent of the province's existing generating capacity will need to be replaced. This is because of expected population and economic growth, the need to replace nuclear facilities nearing the end of their service lives, and the need to eliminate environmentally harmful coal-fired generation. Strong progress in energy conservation will make an important contribution, but the supply challenge remains formidable.

Annual General Meeting
Wednesday, May 19th, 2010
Primrose Hotel.
7:30 pm
& Owners Meetings

Please mark these important dates on your calendar and plan to attend these special meetings in advance of our Annual General Meeting.

Come to an information session on the Standard Unit Bylaw.
Thursday May 6th, 7:00 p.m. in the B1 Recreation Room

A review of the 2009 Audited Financial Statements with our Treasurer, Brian Brenie
Thursday May 6th, 8:00 p.m. in the B1 Recreation Room.

Meet the candidates running for election to the board of directors.
Thursday May 13th, 7:00 p.m. in the B1 Recreation Room.

Annual General Meeting
May 19th, 2010
7:30 p.m. at
Primrose Best Western Hotel
111 Carlton Street,
Registration at 6 p.m. at the Hotel.

If you have more than five proxies, please be considerate of your neighbours and help ensure smooth registration by taking advantage of early registration in the Management Office from 3:00 p.m. to 5:30 p.m.

**Management Office
Section**

Submitted by Jerry Levine, our Property Manager

Vehicles Parked in the Garage

Please ensure that you do not leave anything visible in your vehicle while parked in the garage and ensure your doors are locked and the windows rolled up.

Opening Doors To Strangers

When coming into the building, please do not allow entry to people you do not know or recognize. All residents must take responsibility for their own safety and security.

Common Element/Special Assessment Payments

This is a reminder that your monthly common element payments are due and owing on the first day of each and other month. If you have not yet made arrangement to pay your Special Assessment please do so as it was owing and due by January 31, 2010. Please note – The Corporation reserves the right to place a Lien on you unit for non-payment of the Common Expenses and Special Assessment. This will include any legal costs associated with registering the Lien.

Office Hours

Please be advised that the Office is closed Monday to Thursday from 1 pm to 4 pm and Friday from Noon to 3 pm.

Package Delivery

If you are expecting a delivery via courier and will not be home please inform the Office.

Proposed Standard Unit By-Law

Submitted by the By-Laws Committee

Owners are being asked to vote on a standard unit by-law at this year's AGM.

Since the new Condominium Act came into effect in 2001, owners of condos with standard unit by-laws have had a faster, easier time dealing with insurance claims when insurable damages happened in their units. We need 247 "yes" votes to pass this important by-law.

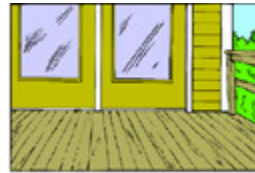
The standard unit by-law describes the components of a unit that are covered by the Corporation's insurance. The Corporation must insure units so that all units are livable and sellable when a serious claim arises.

A standard unit by-law will help owners to determine what upgrades they have that might require individual insurance coverage. With an older building such as ours, many units have been renovated and new owners may not be sure what is covered by corporation insurance and what is an upgrade. A standard unit by-law clarifies whether an item will be covered by the Corporation's insurance or unit owners' insurance, allowing a claim to be settled faster and more efficiently.

This standard unit by-law does not include flooring. Most condominiums' standard unit by-laws exclude flooring, and most insurance brokers recommend that flooring is not included under the corporation's policy. Flooring is the

subject of many fraudulent and nuisance claims. Flooring in 492 units adds to the insurance premium we pay for major perils such as earthquakes. Many owners upgrade their floors and obtain insurance for it.

Please review the draft by-law that will be in your AGM package. Come to the by-law review meeting which will be held on May 6 at 7 p.m. in the Rec. Room and vote "yes" to the new by-law at this year's AGM.



Front Doors

Please **do not** open doors for strangers or hold the door for people you don't recognize when entering or exiting the building. All visitors must be buzzed in.

Also please do not leave things laying around in your vehicles for others to see.

Note from the Editor

Martha McGrath, Unit 615
marthamcgrath@esuite.ca

I apologize if I confused anyone by making a typo in last month's newsletter about the date of the A.G.M. It happens from time to time.

