



HOMewood

Community Newsletter

 OCTOBER 2010

President's Report

September was a busy month for the board. We met twice to ensure key projects were moving forward and, with the rules committee, we held an owner's meeting to discuss some proposed new rules. About 50 owners came out to offer their suggestions and comments. It was a very productive meeting.

The rules committee will now review and incorporate the suggestions and bring a final draft of the proposed new rules to the board in the near future.

One of the key decisions the board made in September was to repair the roof. Repairs will end the leaks that some penthouse owners have had to deal with for years. We reviewed a number of approaches - from patches to a complete roof replacement - and concluded the most efficient and least disruptive approach would be to reseal the existing roof. The project will begin in mid-October and take about four to six weeks to complete.

Meanwhile, the expansion joint and stairwell repairs are well underway and should be completed on schedule in mid-November.

The terrible fire at 200 Wellesley is a reminder that we – as a corporation and as individual owners – need to be proactive in protecting ourselves against this kind of preventable tragedy. At 40 Homewood we have regular fire equipment inspections. Plus, over the past several months the in-suite audibility of the alarms has been tested, and where there are problems, these are being fixed.

It's a good time to look around our units with an eye to fire prevention: Are the electrical outlets overloaded? Are the rooms and balcony free of clutter? Are there flammable materials stored anywhere? Is the smoke detector working? And, as we learned from 200 Wellesley, it is important that we each have a plan for what we might do in the event of a fire – where would you go?

Do you have adequate insurance to help you recover from such a situation? There's no better time than now to take action to make yourself and our home safer.

Several people have approached me with their thoughts about the second live-in superintendent's position which became vacant when Ramal left. I've heard arguments for the importance of having two superintendents and I've heard just as many arguments for doing away with the second position. My answer, in both cases, is that the

board is considering all options. We are looking at how other buildings of our size and age manage their workloads and staff job-descriptions. The final decision will be based on careful consideration of our needs, our finances, and best practices elsewhere.

Our building's finances continue to be very good. We have a surplus of over \$143,000 in our operating funds. However, the season when we use the most gas and electricity is approaching. The just completed Thyristor repairs should help manage the cost of electrical heating for the rest of the year. But let's all do what we can to reduce energy consumption – for the good of the environment and for our continued financial well-being.

Operating the garage continues to be financial challenge. Fewer people are parking but the cost of running the garage is not going down. Currently, we have a deficit of \$15,000. The finance committee is looking at the situation carefully; for example, it is reviewing staff costs allocated to the garage to more accurately reflect the amount of time staff spends in the garage in our financial statements. Your suggestions for how we might turn the garage finances around would be most welcome.

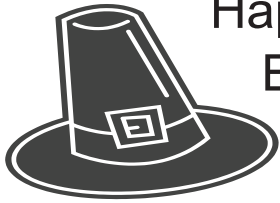
The board receives ideas on all kinds of topics through our email address. Almost everyday we get one or two suggestions and we look forward to hearing people's thoughts for making 40 Homewood a better place to live. Please let us know what you are thinking.

Regards

Mark
board40h@gmail.com

INSIDE:

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Happy Thanksgiving Everyone

The date and location of the first Thanksgiving celebration is a topic of modest contention. The traditional "First Thanksgiving" is the celebration that occurred at the site of Plymouth Plantation, in 1621. The Plymouth celebration occurred early in the history of what would become one of the original thirteen colonies that became the United States. This Thanksgiving, modeled after celebrations that were commonplace in contemporary Europe, is generally regarded as America's first.

Author and teacher Robyn Gioia and Michael Gannon of the University of Florida have argued that the earliest attested "thanksgiving" celebration in what is now the United States was celebrated by the Spanish on September 8, 1565 in what is now Saint Augustine, Florida.

According to historian Jeremy Bangs, director of the Leiden American Pilgrim Museum, there may have been an influence of the annual services of thanksgiving for the relief of the siege of Leiden in 1574, which the Pilgrims witnessed during their stay in Leiden.

Today, Thanksgiving is celebrated on the fourth Thursday of November in the United States, and on the second Monday of October in Canada. Thanksgiving dinner is held on this day, usually as a gathering of family members and friends



Bed Bugs Biting Nation Wide



Reports from the pest control industry and hotel and housing organizations suggests infestations have risen dramatically in recent years, the Public Health Agency of Canada says.

They are crawling into homes, apartments, hospitals, hotels and student residences nationwide.

Canadians are hesitant to report bed bugs in their home due to the stigma attached to having them.

Please don't let this be the case here at 40 Homewood.

If you notice bugs, this does not mean your home is dirty!

Only two cases have been reported here in the past six months - compared to other buildings of the same size in Toronto - this is exceptional.

If you have a problem with bugs please contact the office for assistance.

On the Lighter Side

THOUGHT DU JOUR:

"Don't place your mistakes on your head, their weight may crush you. Instead, place them under your feet and use them as a platform to view your horizons."

-Author unknown

Who said it: "There is only one thing in the world worse than being talked about, and that is not being talked about."

-Oscar Wilde

And the daily smile: "Every exit is an entry somewhere else."

-Tom Stoppard

Be a Good Neighbour!

Backyard Garbage

For those bringing discarded items from the back into the building - *please think twice.*

You could be brining in unwanted roommates such as mice, cockroaches, bed bugs and other insects that could spread to neighbours and throughout the building.

The garbage is there for a reason – it's garbage – please, be a good neighbour and leave it there.

Thank you

Top Ten _Did You Know?

10. In Singapore, it is illegal to chew gum.
9. Alaska law says that you can't look at a moose from an airplane.
8. It is against the law to mispronounce the name of the State of Arkansas in that State.
7. California law prohibits a woman from driving a car while dressed in a housecoat. (gotta love California)
6. In Virginia, chickens cannot lay eggs before 8:00 a.m., and must be done before 4:00 p.m.
5. In Virginia, the Code of 1930 has a statute which prohibits corrupt practices or bribery by any person other than political candidates.
4. In Kentucky, it's the law that a person must take a bath once a year.
3. In California, a law created in 1925 makes it illegal to wiggle while dancing.
2. In Washington State, you can't carry a concealed weapon that is over 6 feet in length.

And

1. In the state of Colorado, a pet cat, if loose, must have a tail-light!

Condo Survey and Bill 79 Condo Protection Act

Ontario Government's Condo Survey

The Ontario Government is starting to realize that there are serious flaws in the current condo legislation. A lot of hard work by condo owners forced the government to create a condo survey for input from owners.

You can access the survey and make your voice heard at www.ontario.ca/condos.

Bill 79 Condo Owners Protection Act

MPP Rosario Marchese introduced Bill 79 Condo Owners Protection Act to address the uneven power of balance between owners and management companies, property managers, builders, corporations and, of course boards. For information on Bill 79 contact MPP Marchese's office at

rmarchese-co@ndp.on.ca or call 416-603-9664.

Special Assessment

A FRIENDLY REMINDER

Thank you to those who have paid their special assessment in total. For those who are paying monthly, just a reminder that the full amount must be paid by December 1, 2010.

From this month's Treasurer's report - we have 378 units that have paid some or all of their special assessment, with 265 having paid in full. We have collected a total \$185,919 of \$290,000. Over 110 units have made no payment at all.

For those who have yet to pay or have fallen behind in monthly payments you will soon be receiving a reminder from management that your special assessment account will be delinquent on December 2, 2010 and the lien process will commence.

The Board will instruct management to place a lien on any delinquent unit after the requisite 90 days if the special assessment is not paid in full. To remove a lien could be costly to owners as this may require the services of a lawyer.

COMMITTEES and VOLUNTEERS

It would be impossible to accomplish the work the board does without the support of our volunteers and board members who sit on our committees.

Thank you to everyone for your continued support

Green Committee

Chair, Jim Lee
Arlene Adair
Bill McGuire
Candice Green
John Kell
Martha McGrath
Chris Lambert

Five-Year Planning Committee

Chair, Maureen Houlihan
John Agro
Connie Dilley
Michael King
Chris Lambert
Stefanie McQuaid

Social Committee

Chair, Martha MacLachlan
Florence Rice
Wayne Beaton
Dan Crawford
John Kell
Don Sangster

Rules Committee

Chair, Connie Dilley
Chris Lambert

Communications Coordinator

Charles Marker

If anyone is interested in volunteering please contact the board at: board40hgmail.com

Working to Keep You Informed

We regret any inconvenience you may have experienced with the recent water shut off.

The board and management are working together to better communicate essential service interruptions.

Please help us keep you informed by providing your email account to the office to be sure to receive notices.

It will be used along with our usual process of posting notices on bulletin boards and channel 13.

Thank you

Office Hours

MONDAY / TUESDAY

9 a.m. - 12:30 p.m. & 1:30 p.m. - 5 p.m.

WEDNESDAY

9 a.m. - 12:30 p.m. & 2:30 p.m. - 7 p.m.

THURSDAY / FRIDAY

9 a.m. - 12:30 p.m. & 1:30 p.m. - 5 p.m.

Office Number

416-923-2268 (Security after Hours)

yorkcondocorp75@gmail.com

Saving Lives

Did you know each of us can save 8 lives and enhance as many as 75 more to have a better life!

How? It's Easy!

Some of us have cards in our wallets consenting for organ donation when we no longer need our various body parts.

When we no longer need our organs, our family or friends can bury them, cremate them or recycle them to save lives or make a better life for others.

There are now 1,525 families waiting for donations for their loved ones. Twenty-five per cent of the individuals will die without help.

To obtain simple application forms log on to www.gifttolife.on.ca or call 1-800-263-2833.

Mail your form to:

**Organ Donor Consent
ServiceOntario
PO Box 48
Kingston ON K7L 5J3**

The information will be attached to the back of your health card.

Submitted by Jean Walker- Information courtesy of the Toronto Star

Social Committee Update

The Social Committee recently held an information meeting for people interested in starting a wine club.

The group is still looking for interest in order to make it worthwhile to order wine from the Church Street Winery.

Please leave Martha MacLachlan your name and contact information with the office if you are interested or have questions.

The Social Committee is also interested in starting a new movie night featuring a Foreign Language film once a month.

Again please leave Martha MacLachlan your name and contact information with the office if you are interested or have questions.

OCTOBER

Movies with Don



Friday, October 1

THE UNKNOWN MAN (1951)
Walter Pidgeon, Barry Sullivan

Friday, October 8

Rodgers & Hammerstein's
SOUTH PACIFIC (1958)
Mitzi Gaynor, Rossano Brazzi

Thursday, October 14

THE PRINCESS COMES ACROSS (1936)
Carole Lombard, Fred MacMurray

Friday, October 15

TRUE CONFESSION (1937)
Carole Lombard, Fred MacMurray,
John Barrymore, Edgar Kennedy

Thursday, October 21

WIFE VERSUS SECRETARY (1936)
Clark Gable, Jean Harlow,
Myrna Loy, James Stewart

Friday, October 22

Academy Award Winner --
Best Picture of 1935
MUTINY ON THE BOUNTY (1935)
Clark Gable, Charles Laughton

Thursday, October 28

A HALLOWEEN SPECIAL
John Frankenheimer's
SECONDS (1966)
Rock Hudson, Will Geer



Change in Season, Change in Routine

Article By Danielle Gault 40 Homewood
Health & HR Development Specialist

Adapting to change requires extra energy. With the carefree days of summer behind us and the fall season here, people start to buckle down to prepare for winter – all this requires changes to our routine. Too much change can lead to negative stress and poor health. Think of yourself as a rechargeable battery with so much energy to spend at any given time. When the energy is used up, we have to recharge it by taking rest which restores our batteries. Regular routines require less energy and our batteries last longer. But when we have changes in our habits, we use extra energy called “adaptive” energy. Think about the time you moved into a new house. Things you used to take for granted, for example, the location of your vacuum cleaner or where to hang certain jackets or even where the light switches are, now require thought. We’ve all been there. What is easy in the old house requires thinking in the new.

When we have too much adapting to do at any one time, we can feel tired and get cranky. Perhaps you have just moved, changed jobs, and you have to get the children ready to return to school. We can feel uptight, stretched like a rubber band. What can we do when we’re too stretched? Here are three simple strategies for managing our way through a change in season requiring a change in routine.

Strategy #1: Make a list of action items.

1. Brainstorm – a simple and easy strategy is to take out a piece of paper and write down everything you have to do in the upcoming week. I find doing this on a Sunday while looking at the week ahead works best for me.
2. Categories – next, list these action items into categories. That’s all you have to do. You. don’t need to put a priority to your list or allocate time required to perform your actions. Just list them under your categories. For example:

Week of: October 24 th	
Category #1: Meetings	Category #2: Personal
Doctor’s appointment PTA meeting Interview with George	Cardio class – 4 x Spa – fall tune up special Girl friends over
Category #3: Household	Category #4: Calls/Emails
Clean out storage Get bedroom painted Prepare for BBQ	Mom Gail, Sue, Sarah 3 Business contacts Workshop participants

Review – tape this list to the bulletin board, refrigerator, or place it in your day timer. Don’t worry about when you’re doing these things. The list will make you conscious of the actions required. At the end of the week, review how you did. You’ll be amazed!

Strategy #2: Build in rest and repair.

When we have too many demands on our time, we are in overdrive and the body is in the sympathetic state of alert. When we stay too long in the sympathetic alert state using too much energy, we burn out. Burning out leads to diminished health and wellbeing and we start a downward spiral leading to more stress.

The best way to prevent burnout is to do the opposite. Build in some gaps between activities and move in the direction of under-drive. How can you do this? Give yourself a break; go to the spa and have health and beauty treatments. Slow down. Close your eyes and relax. Have a reflexology treatment, for example. Reflexology is a natural healing art based on the principle that there are reflexes in the hands, feet, and ears that correspond to every part, gland and organ in the body. When having a reflexology treatment, the body naturally goes into the parasympathetic state of rest and repair where tension is relaxed, circulation is increased, and the body can normalize naturally.

Too many demands and pressures, too often and too long, use us up until, like the stretched out rubber band, we snap. Too little activity and stress and too few demands on us result in a dull system, and like the unused rubber band that sits in our desk drawer for years, once taken out to use, it crumbles. We want Eustress which is a Greek word meaning good stress.

We all need some tension in our lives but we want healthy tension – just enough demands and pressures on our system followed by rest and repair is the way to stay healthy. Remember that stress is accumulative which means that the more stress we have, the more stress we tend to get. The same is true with rest and repair. We repair, recharge, and regenerate more quickly when our nervous systems are rested.

Strategy #3: Acknowledge yourself.

Most of us take our gifts and strengths for granted. Because of this, we often forget to acknowledge who we are and what we do to contribute to others. As we would acknowledge others, we should also see and acknowledge ourselves because we are important too. Take a moment and just acknowledge yourself and pat yourself on the back. You’re OK, you know. In fact, you’re great!

As we move from one season to another, demands and changes in our routines place constraints on our time and energy. Be sure to take care of yourself along the way. If you don’t there is only one end in sight. Poor health. Stay well. Be conscious of the demands on your time and energy. Build in rest and repair and acknowledge yourself!

FROM THE GREEN COMMITTEE



1. Materials should be put into the blue recycling bins loose, **NOT IN BAGS**. There are two exceptions: shredded paper may be put in a clear plastic bag and tied closed; retail and grocery plastic shopping bags may be collected, placed into one bag and the handles tied together. No plastic, twine or drawstring handles.
2. Clear plastic food containers. Even though they may display a recycling symbol, clam shell containers of berries/baked goods, boxes of salad greens and egg cartons are not recyclable and do not belong in the blue bin.
3. Unflattened cardboard boxes. These quickly lead to overflowing blue bins. Oftentimes these boxes contain packaging inside which should be removed. Styrofoam can stay in the blue bin, but other packaging such as plastic bags, plastic wraps, screws, twist ties and liners should be sorted into your garbage.
4. Residues. Food and beverage containers should be rinsed before recycling. Solid food waste can be put into the organic waste pail before recycling the container. Oily food containers can be wiped out with a paper towel (remember to throw the paper towel into your organic waste pail!)
5. Non-recyclable plastic bags. Bags used when purchasing produce, milk bags (inner and outer), bread bags, dry cleaning bags, plastic coated pet food bags are all examples of the many types we accumulate but cannot recycle.
6. Plastic overwrap. This material can be found as packaging for toilet paper, pop and water bottles etc. Sandwich bags and Saran-type wraps are included in this non-recycling category.
7. Plastic blister packs.
8. Paper towels, Kleenex, paper napkins. Note: these items go into your organic waste pail for the green bin. If they have been soiled with chemicals (like Pledge or Windex for example) then toss into the garbage.
9. Multi-material items. A common example of this "bin sin" is paper flyers in a plastic bag. The flyers go into the blue bin, the plastic bag into the garbage. Another example is cardboard fruit baskets with plastic handles. The plastic handles are to be removed and put into the garbage, the cardboard box into the blue bin. Likewise, paper shopping bags with twine or plastic handles require the handles to be removed and placed in the garbage before recycling the bag.
10. Plastic pails with or without metal handles. An example is kitty litter pails.
11. Snack food bags such as potato chips bags.
12. All coat hangers regardless of what material they are made of.
13. Ceramic and clay materials such as mugs, plates plant pots etc.
14. Plastic flower pots and planters.
15. Plastic windows on boxes. You will see these on Kleenex boxes for example. Remove and discard the plastic window-- the box is now good to go into the blue bin!

MANAGER'S REPORT

WATERPROOFING

The waterproofing in front of the building will be completed in 2 weeks. Residents will be inconvenienced when the contractor works directly in front of the entrance doors. The entrance doors will be closed off during the day from 9 am to 5 pm. During this period access to the building will be from the rear of the building. This will be approximately for one week.

CLEANING

We are working hard to increase the standard of cleaning in the building so please be patient while the transition takes place and we ask you to please use all the garbage containers provided.

FIRE PREVENTION

We all heard about the fire on Wellesley last week and the terrible consequences it has caused for some. In speaking with some of the residents affected it has alerted me to the proactive measures we need to take here at 40 Homewood. The residents on Wellesley were not ready for a disaster such as this.

- 1) Many residents did not have "content insurance required by renters".
- 2) Many residents did not have a emergency preparedness plan.

To protect all residents here at 40 Homewood, the fire prevention department and management will be making inspections of suites to ensure there are no fire hazards. You will be given 2 weeks notice as to when your suite will be inspected. We anticipate your full cooperation on this matter because lives are involved along with liability issues to the corporation and management.

PETS

We have had many complaints about dogs urinating on the shrubs and plant holders and we ask you to please take your pets off the property to do their business. If every pet owner does their part, your home will be a more pleasant one to live in.

HEATING

The heating will be turned on next week and we ask you to use your heat efficiently by closing the windows. The heat is one of the most expensive portions of your budget so saving 5 to 10 % will have a great impact on your maintenance fees.

PARCEL ACCEPTANCE WAIVER

Management is willing to continue to accept parcels on your behalf but we ask you kindly to comply with the request to fill out a "parcel acceptance waiver" at the management office that relieves management and the corporation of any liability in case a parcel gets lost or damaged.

SECURITY

Security is an important service at your community here. We will be assessing their service to ensure they are giving you the protection you deserve. We need to tighten up on allowing visitors into the building so we ask you to fully cooperate with security on this matter. All residents deserve to feel secure and we will work hard in the future to improve the level of service in this area.

PROPERTY MANAGER'S VIEW

Your home here at 40 Homewood has great potential for improvements that will result in the increased value of your units. Your board of directors has a good sense of what needs to be done to accomplish that without burdening the owners to any great degree. The list of priorities in upgrades to the building from the board is reasonable in my opinion and you should see and feel the benefits in the near future. Management will continue to work hard to provide the service, communication and protection you deserve. We wish to thank all of you for your continued support!!

Orville Stewart
Property manager
Brookfield Residential Services Ltd.

40 Homewood

Management Office – (416) 923-2268

IN SUITE MAINTENANCE REQUEST FORM

Suite # _____ ☐ Owner or ☐ Tenant

Resident Name: _____

Telephone: _____

I, the undersigned occupant of the above suite hereby authorize the maintenance staff and/or trades of the Condominium Corporation to enter my suite if necessary to do an inspection as requested, and should more than one visit be required, I also signify my consent. I also agree that if the repairs are falling on my responsibility as unit owner, I will be fully responsible for the cost.

Please describe the maintenance / repair request:

Signature: _____

Date: _____

Repairs Completed by: _____

Date: _____

Repairs denied and/or referred to: _____

Comments: _____

Property Manager

The following are NOT repaired by the Corporation (Please refer to the Corporation's Declaration and By-laws).
Reference to contractors can be provided if requested.

- | | | |
|----------------------|-----------------------------------|---------------------------------|
| • Door locks | • In suite Doors and Closet Doors | • Carpet |
| • Air conditioners | • TV cable, Telephone | • Light Fixtures |
| • Thermostat | • Appliances | • Bathroom and Kitchen Cabinets |
| • Exhaust Fan Motors | • Electrical Fixtures | • Faucets, Toilets |
| • Blinds | • Smoke Detectors | • Bathroom Tiles and Caulking |