



HOMewood

Community Newsletter



December 2010



Season's Greetings

And

Happy New Year

Annual Christmas Party

Holiday Buffet Dinner

Sunday December 5th

5:30 p.m.

Recreation Room

Festive Holiday Salad

Vegetable Medley

Mashed Potatoes

Squash Tart

Roast Turkey Breast

Baked Ham

Assorted Desserts

TICKETS \$20.00

Available at the Office

Catered by Absolutely Fabulous

Thursday December 2 is the last day to purchase tickets



Giving A Little

Means A Lot

40 Homewood Christmas
Food Drive

Dec 6-10 - Lobby

Celebrate New Year's Eve with Don

Friday, December 31, 7:30

Laugh your way into the New
Year with an evening of classic
episodes of

**THE LUCY SHOW &
THE CAROL BURNETT
SHOW**

Movie Nights with Don

Friday, December 3

*Celebrate Don's birthday with
Rodgers & Hammerstein's
OKLAHOMA (1955)*

Gordon Macrae, Shirley Jones,
Rod Steiger, Gloria Grahame

Thursday, December 9

*Remembering Pearl Harbor
PRIDE OF THE MARINES (1945)*
John Garfield, Eleanor Parker

Friday, December 10

DANGEROUSLY THEY LIVE (1942)
John Garfield, Raymond Massey

Thursday, December 16

**A FUNNY THING HAPPENED
ON THE WAY TO THE FORUM** (1966)
Zero Mostel, Buster Keaton,
Phil Silvers, Michael Crawford

Friday, December 17

TIN PAN ALLEY (1940)
Alice Faye, Betty Grable,
John Payne, Jack Oakie

Thursday, December 23, 7:30 pm

Merry Christmas Everyone!

**ABBOTT & COSTELLO:
THE CHRISTMAS SHOW**
double-billed with

**LAUREL & HARDY in MARCH
OF THE WOODEN SOLDIERS**

President's Report

Last month the Board held an owners' meeting to present the 2011 Budget. We heard many great suggestions for continued improvement to our financial situation and I'd like to thank everyone who came out and participated.

At the meeting we shared the Board's decision to turn the unit formerly occupied by the second live-in superintendent, Suite 110, into an income property. It will be rented out for a year while we consider a number of options around staffing and that unit.

With Management's help the Board is taking a close look at all the tasks that need to be done to keep our building clean and in good repair. For the first time, staff will have job descriptions that define their work and ensure work is being done efficiently. For example, by reorganizing some tasks we can reduce overtime hours and significantly cut labour costs. The Board and Management are confident that, with careful consideration and good planning, better results can be achieved for less money.

At our November Board meeting we reviewed applications for the director's position. I am pleased to tell you that Stephanie McQuaid was the successful candidate. She will serve as a Director until the next election of Directors in June, 2011.

Stefanie has shown strong leadership skills in her volunteer community work. In addition to participating in our Five Year Planning Committee, she is a member of the Friends For Life Bike Rally Steering Committee and the Steering Committee for the LGBT Giving Network's LGBT Philanthropy Conference. For several years she was the President of the Board of Directors of Fife House. In her professional life Stefanie is a Business Analyst for the Federal Government. She brings expertise that nicely compliments the skill-set of the current Board. Welcome Stefanie.

To all those who expressed interest in the position the Board extends its thanks. We appreciate your willingness to step forward.

As this is the last President's Report of the year I'd like to take the opportunity to thank all the volunteers who contributed their time and efforts this year to making 40 Homewood the terrific community it is. Because of you we have one of the best recycling programs in the city. We have regular community events like the upcoming Christmas buffet dinner. We have a community newsletter and "Movie Nights with Don". Our finances and communications are improving, and we have owners considering long-term plans that will ensure continued improvements to our home.

And there is always room for more Volunteers. If you'd like to help out in any way, I'm sure we can put your interests and skills to work. Think about what you'd like to do in the New Year and send the Board an email or leave a note at the office. We'll be in touch.

But it's not just volunteers who make a difference. Whether you're passing along ideas to the Board through our email account, participating in an owners' meeting, or just stopping a Board member in the lobby to share your thoughts, we value your input. It is always considered at our meetings and it informs and shapes the decisions we make.

In closing, personally, and on behalf of your Board of Directors I wish you the very best for the Holidays and through the coming year.

Best Regards,
Mark

40 HOMEWOOD TV SYSTEM

A letter from Davia Cable

Ever since YCC #75 was incorporated your condominium building has had its own TV system which originally was a basic Master Antenna TV system (MATV). The system has been continually upgraded to keep pace with the latest technology and give owners the benefit of a top rate TV service with exceptional value for money. Satellite channels were added as they became available and in 2005 40 Homewood became the second Condo building in Canada to have its own optional digital TV system giving residents the choice of hundreds of new channels. In 2009 the choice was further increased by adding High Definition channels.

Now, starting on January 1st 2011 your current board of directors has decided to add even more value by slashing the cost of renting a digital box from \$9.99/month to only \$3.99/month in addition, reducing the refundable deposit to only \$50. The rental of the High Definition personal video recorder (PVR) remains at a very competitive \$19.99/month with the refundable deposit reduced to only \$100. For those with the HD PVR, up to 17 High Definition channels are now included absolutely FREE in digital basic, (previously called entry package).

Also now included in digital basic are the new channels Sportsnet 1 and Sportsnet 1 HD offering many additional Blue Jays, Maple Leafs and Raptors games.

Other new High Definition channels include Global Toronto, HDNet, History and Canada's only all nature HD channel - OASIS TV, featuring hours of stunning photography. Thanks to the new contract negotiated by Davia Private Cable, all residents with HD boxes will receive OASIS TV free for the months of January, February and March 2011.

Why is your private cable system such good value?

- Your system operator Davia Private Cable negotiates a bulk rate for all the channels in your basic analogue package saving you up to 50% compared to other providers.

- All additional digital channels are provided to you at wholesale cost whereas cable and satellite providers will mark up these channels up to 200%, Davia Private Cable offers them with no mark up at all.

Also made available through your cable system by Davia with their partners esuite.ca, is high speed internet offered at a discount of up to 45% compared to other providers, and coming soon residential phone service for only \$15.95/mth.

Application forms are available in the Management office for digital and HD services, for internet and telephone call [esuite](http://esuite.ca) at 416 853 1000.

For more information on your TV system call: 905 660 3400



Treasurer's Report

Year in review

At the end of 2010, if we can save some expenses in November and December, we are targeting a minor surplus which will be used to pay down the deficits from 2008 and 2009. The special assessment of 2009 for \$290,000 will pay off most of these deficits but we need a little extra and we're hoping it comes from a 2010 year-end surplus.

2011 Budget forecast

Your Board approved a **2.7%** common element fee increase effective January 1, 2011. The table below outlines the actual common element fees by unit.

The major factors influencing the increase are the reserve fund allocation growing from \$510,000 in 2010 to \$541,000 in 2011. This alone accounts for 1.29% of the increase. We are also allocating a contingency of \$72,000 in case any of the other expenses exceed expectations. We are maintaining our current complement of staff as well as Management Company for 2011.

On December 1, 2010 all special assessments are to have been paid-in-full. The office has been instructed to initiate the lien process on any outstanding for this special assessment from 2009. To remove a lien is costly to owners as you will need to engage a lawyer to have it removed. If you have not paid in full please contact the office to have this paid.

Garage

As we outlined at the meeting in November, the garage is not profitable again this year. We need to encourage vehicle owners to use this asset for if they do not the costs to maintain it will have to eventually come from common element fees paid by everyone. In 2011 our reserve allocation for the garage is \$86,000. That amounts to needing 80 cars parked monthly just to pay into this fund. Every other vehicle pays off the operating costs (hydro, insurance, taxes etc.) and still it's not enough. Therefore we have had to implement another owners' fee increase of \$5 per month to \$90. Additionally, visitors parking will remain at \$10 per night but the maximum for a month will increase to \$150. Lastly, we ask owners of any other motorized vehicles (bikes, mopeds etc.) to register with the office as these vehicles will be assessed a \$50 per month parking rate. If you have a parking spot and your car and motor bike fit within the lines of your space you will not pay additional rental but we do ask that you register your bike with the office as well. These increases are effective January 1, 2011.

Lastly I want to thank all of the owners who attended the budget information meeting in November as I appreciate your comments for the betterment of our home. I also wish to extend thanks to our Property Manager, Orville Stewart and your Assistant Treasurer, Stephanus Greeff who worked diligently on your behalf to finalize next year's budget.

Unit Type	Suite Numbers	2011 Monthly Common Element Fee	Increase
Small Bachelor	05, 11, 105, 107	\$259.65	\$ 6.81
Large Bachelor	08, 10	\$332.82	\$ 8.73
Small Monette	09	\$312.76	\$ 8.21
Large Monette	07	\$385.93	\$10.13
Small One Bedroom	03, 06, 12, 103, 108, 112	\$389.47	\$10.22
Medium One Bedroom	102	\$456.74	\$11.99
Large One Bedroom	04, 14, 15, 102, 110	\$503.96	\$13.23
Small Two Bedroom	16, 17, 111	\$474.45	\$12.45
Large Two Bedroom	01, 02, 101	\$582.88	\$15.10



Holiday Office Hours
December 24th and 31st
9 am –12:30 pm

Thank you for your continued support!

**Green
Committee**

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

**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
Robert Richard

Rules Committee

Chair, Connie Dilley
Chris Lambert

**Communications
Coordinator**

Charles Marker

Have a Safe and Happy Holiday

