



HOMewood

Community Newsletter

August, 2011



It's Back

With a bit different look but also somewhat the same as before. I know quite a few people have told me that

they miss the old newsletter. **Well here you go!!!** A Newsletter Editorial Committee has been created and its members are Maureen Houlihan, Charles Marker and myself, Martha McGrath.

The purpose of this newsletter is to inform residents about community, management office and board news.

We don't—as before—want anything defamatory, insulting, ideological rather than factual, irrelevant to 40 Homewood and its residents, board or management.

Contribute to the Newsletter

Residents are encouraged to submit things for the Newsletter: ideas, articles, reports, reviews, recipes, artwork, drawings, you name it!

Send your contribution or contact the Newsletter— drop a note at the office or to newsletter40homewood@gmail.com



**August 19th 2011–
September 5th, 2011**

The Yard Sale held on July 16th was a big success. 140 Carlton participated also. I hope that everyone who took a table, made a lot of money.



Thanks go out to:
Martha MacLachlan, Robert Richard, Dan Crawford, Florence Rice and June Hill

Special thanks go out to Daniel Cooper who was so helpful in transporting the tables to Montague Parkette for us.!

Received From Garry Carter

Many thanks to the Social Committee for organizing and advertising the recent “YARD SALE” which I feel was very successful. Most made a few bucks, got rid of some “STUFF” and had a few laughs and a bit of fun doing it. A special thanks to Dara and Joel for their most welcome ‘hand out’ of freezies.

Barbecue



Saturday
August 20, 2011
5:00 pm—9:30 pm

In the Rec. Room/Pool
Patio.

\$7.00 for a hamburger,
hot dog, drink, salad, and dessert.

Tickets may be purchased at the
Management Office until Wednesday,
August 17th, 2011

All we need is you, your neighbours and
your friends to make this happen.

**VOLUNTEER COOKS NEEDED
PLEASE**

Please leave your name and phone
number at the office.



From anywhere... to anyone *De partout... jusqu'à vous*

Many residents are aware that the closest
postal outlet—at Greendale Drugs at the
corner of Carlton and Homewood—closed at
the end of May. Postage stamps may still
be bought at the drugstore.

Our default post office (where we can
pick up packages) is now at the
Shoppers Drug Mart at 465 Yonge (at
Carlton). Hours are Mon-Fri (8-9), Sat
(10-5), Sun (12-4).

security

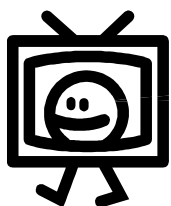
The board has recently purchased
additional security cameras, adding
“eyes” on the basement hallways and in
the parking areas. From 39 cameras a
year ago, we are now up to 64.

As everyone knows we also have
security guards on duty from 4:00pm
until 8:00am the following morning on
weekdays and 24 hours on weekends.
Our contract with Garda Security costs
over \$100,000 per year, and we have
coverage for 128 hours per week (of a
total of 168 hours in a week).

Security guards will be questioning
those who enter the building by
following a resident using a fob. All
residents should have their fob in hand
when following a resident through the
doors so that everyone, including
security, is aware that all those entering
are equipped with a fob.

The third important component of our
own and our building's security is the
vigilance of all residents.. Security is not
always present. For example, everyone
should use their own fob or—if they
don't live here—buzz their party. Don't
let strangers come in the door behind
you. And don't be offended if another
resident doesn't allow you in: he
probably doesn't recognize you and is
being cautious. If you see particularly
suspicious behaviour, report it to
security or to the office





Television Signals—Analog & Digital

What will residents need to do when some channels switch to a digital signal this month?

Nothing. You will get the same picture as you do now.

The CRTC (Canadian Radio-television and Telecommunications Commission) decreed that stations that broadcast over the air (the kind that can be received by antennae) will switch from analog transmission to digital. For us, the channels this involves are the local ones such as CBC, CTV, TVO, etc., and most broadcast from the CN Tower.

Other channels with higher numbers that we get in our basic TV package, such as Vision, Showcase, etc., are delivered by satellite and are not affected by this change, nor are pay channels which require a set-top box.

Davia has installed converters in our roof-top equipment room for each channel, and they transform the digital signals to analog so we get the same signal in our homes as we did before.

So what is the reason for all this change? Digital signals can be compressed so that much more information can be squeezed into the space, enabling the transmission of High Definition channels and freeing up bandwidth which, in the future, can be used for cellular networks, internet etc.



**A SMILE COSTS NOTHING
BUT GIVES MUCH.**



WANTED

The Board is seeking volunteers for committees and possibly other tasks.

Social Committee: plans and carries out events and activities.

Five Year Planning Committee: assists Board with planning, development and implementation of projects.

Green Committee: develops and monitors endeavours in recycling and conservation.

Bylaws and Rules Committee: helps keep documents up-to- date.

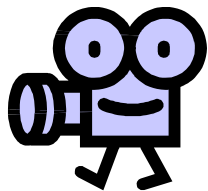
Individual residents may have other interests, skills and talents to put forward, too; those are welcome.

If you are interested in volunteering, drop a note at the office or at board40h@gmail.com specifying your areas of interests and contact information.



Bridge

In the Recreation Room or Library— Mondays and Wednesdays at 7:30PM



Don's Movies For August

All movies at 7:30 pm in Recreation Room

Thursday, August 4th

THE RACKET (1951)

Robert Mitchum, Robert Ryan,
Lizabeth Scott

Friday, August 5

ON DANGEROUS GROUND (1952)

Robert Ryan, Ida Lupino

Friday, August 12

NINE TO FIVE (1980)

Jane Fonda, Lily Tomlin, Dolly Parton

Thursday, August 18

WARRIOR QUEEN (2003)

Emily Blunt, Alex Kingston

Friday, August 19

ELIZABETH (1998)

Cate Blanchett, Geoffrey Rush,

Thursday, August 25

THAT'S ENTERTAINMENT (1974)

Fred Astaire, Gene Kelly, Bing Crosby,
Frank Sinatra, Debbie Reynolds &
many more

Friday, August 26

**THAT'S ENTERTAINMENT, PART
TWO (1976)**

Fred Astaire, Gene Kelly, Bing Crosby,
Judy Garland, Greta Garbo & many

\$\$Reserve Fund\$\$

What Goes In And What Comes Out

Condos are required to maintain a Reserve Fund. The Reserve Fund at 40 Homewood has long been robust, even before the current Condo Act was passed in 1998. Because we keep financial books separately for the garage, we have two Reserve Funds, one for the building and one for the garage.

The Reserve Fund must be used for major repairs and replacements of common elements and assets of the Corporation. Those assets do not all need to be "original" from 1972. So, for example, our fence, which was installed later than 1972 is an asset covered by the Reserve Fund when it needs replacement.

Often, we think of Reserve Fund expenditures as being mechanical and structural, even esoteric to the lay person's ear. We are part-way through the replacement of the "expansion joint." How many people had heard of that before?

But the Reserve Fund also includes money for the replacements of more visible and ordinary aspects of our common elements, including those which might be considered cosmetic in part, such as hallway corridors, lobby, landscaping, exercise room, laundry room, etc.

A Reserve Fund Study is done every three years, usually by an engineer. Our current study (2009) lays out items and expenses over 30 years, until 2039. The board is allowed to move some items up sooner if they become more pressing, thus pushing other items back later. For example, elevator work may be moved up from the Study's suggested date of 2014.

In 2011, the amount going into the building Reserve Fund is \$540,000, which is 22% of our maintenance fees. At the end of May the building Reserve Fund had \$1,332,000. The garage Reserve Fund is proportionately healthy.



YOGURT CONTAINERS

Great News!

The Green Committee has teamed up with Terracycle®, and we are now getting paid to recycle our yogurt containers (1¢ - 2¢ per container).

These containers are now being recycled separately from other blue bin materials. Please place your washed yogurt containers, with foil removed, in the special yogurt recycling box, located in the Recycling Room - 100gs should be flattened and 175gs & 650gs should be stacked. All containers must be washed. For more info on this program, please see www.terracycle.ca.

Proceeds from this program will be donated to a charity of our choice (non-profit agency or school). The

Green Committee is asking all residents of 40 Homewood to let us know who you would like to be the recipient of these funds. Please e-mail us at 40hgreencommittee@gmail.com or drop a note at the Office.

Help us make 40 Homewood a greener building and join the Green Committee. Please e-mail us or just show up on Tuesdays in the meeting room on B1 at 5:45 p.m.

Thank you to residents who have already deposited their empty yogurt containers in the specified box. It looks like this campaign is working very well.



Donating goods

If you didn't sell all your old valuables at the Yard Sale and if you don't want to just toss them in the garbage,

you can donate them to a charitable organization. These organizations have expertise in judging which items will be of use to someone else, and they also know how to make sure things are properly cleaned. Many of them require you to take the goods to them; some will arrange to pick them up, especially if the quantities are significant.

There is a list of charities which accept donations on some of the bulletin boards and in the Recycling Room (the "Green Room"), and the list is available in the office. It is also on the website, www.40homewood.org.



Red Dot Campaign

The Red Dot cards that say "**I do not wish to get any junk mail in my mailbox**" seem to disappear surprisingly fast sometimes.

They are there for a purpose—a campaign initiated by the Post Office as a means to cut down on junk mail.

Please do not take them for any other purpose than they were meant.

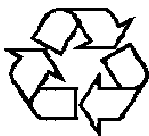


Turns onto Homewood Avenue

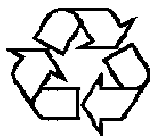
There was a community meeting in April hosted by City Councilor Kristin Wong-Tam about a trial turn restriction, banning turns from Wellesley onto Homewood from 11 pm to 5 am. The reason for this proposal is to try to interrupt the traffic patterns and reduce the amount of disturbance from prostitution activities near Homewood and Maitland Place. The noise and litter are big concerns for residents on lower floors near that intersection.

The consensus at that meeting was in favour of trying the turn restriction, but after the meeting other residents were heard from objecting to the turn restrictions and claiming they didn't know about the meeting.

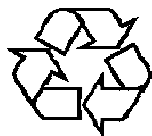
Now there will likely be another community meeting in late September or October to revisit this proposal. Stay tuned.



Reduce



Reuse



Recycle



Garbage bulk items

Residents will have seen notices about "bulk items" being picked up on Thursday mornings and, therefore, reminding us that they should be placed in the "bulk items bin" after 5 pm on Wednesdays.

This timing is to reduce the unsightliness and the mess that result when bulk items are set out many days ahead of the pick-up. They tend to get spread around, too, which makes more work for our staff in picking them up and putting them back in the bin.

What are bulk items? They are big items, such as furniture or appliances or closet doors, mattresses, etc. Smaller items which are garbage but which might be too big for the garbage chutes should be placed in the brown garbage bin in the recycling room (also known as "The Green Room"). Smaller items might include small pieces of furniture, suitcases, etc.

The Green Committee is considering the implementation—through the City of Toronto—of a special "e-waste" pickup for electronic items such as televisions, defunct telephones, computers, etc. Stay tuned for information on that.

Neighbourliness

by Jean Walker

I address my remarks to all of you. Many of us will remember seeing a horrendous fire at St James Town that destroyed a balcony and apartment and seriously harmed the lives of many. It was discovered that someone thoughtlessly flicked a burning cigarette over a balcony and it landed below, igniting a gigantic fire—helped by the fact that the balcony below had much hoarded, flammable material.

This could happen at 40 Homewood also. There are still residents who unthinkingly throw something over the balcony, thinking it lands on the ground below—it doesn't—it falls on another balcony. A burning cigarette can (and does) burn something or another. This is also a good reminder for all of us that our balconies and units should not contain excessive or inappropriate items that would hasten a fire.

A can of beer has been found thrown from a balcony above. It could have fallen on a sleeping child and caused injury. Would any of us want that??!

In a condominium, all owners and renters are responsible for each other to make a community.

Diligent residents make good neighbours!! Are there other ways we can be both diligent neighbours and good neighbours?



By-laws and Rules and Archives...Oh My!

by Stefanie McQuaid

Your Board of Directors recently approved the creation of a new committee. Tentatively called the "40 Homewood By-Laws and Rules Committee", this new committee is a document committee responsible for monitoring current documents to ensure they remain timely and up-to-date, and to draft new documents where there is a need. Specific projects will include a review of current by-laws and drafting of new by-laws to close gaps, updating the rules and rules education for all stakeholders, drafting a "welcome to 40 Homewood" package for new residents and owners, as well as organizing the boxes in the basement, affectionately known as 40 Homewood's archives.

If you have an eye for detail and a love of governance documents, this is the place for you. Anyone with library or archiving skills would be a huge asset!

Send your expression of interest to board40h@gmail.com with contact information. We look forward to hearing from you!



**August 1, 2011
To
August 30, 2011**



Information For Owners and Residents

* Many notices are posted regularly on the bulletin boards in the elevators, the mailroom, the 1B hallway outside the office and in the laundry room.

* The Newsletter will be available in a printed form at the office and in the library. It will also be on the website and emailed to those persons who are on the office email list (if you are not on the list, write to yorkcondocorp75@gmail.com.)

* The website is updated regularly and has information about current events, activities of the board and management, important notices, information about the neighbourhood and background material such as Bylaws, Rules, Hours, Facilities, etc. Check regularly at www.40homewood.org

* Some important notices are also sent via the office email (e.g., water shut-off). If you want to add your name to the list, write to yorkcondocorp75@gmail.com

* Some notices and information are available on channel 13 on the TV.



Please do not
feed the squirrels
on our
property—
including the parking garage.



Auto Share Car Rental: Interest?

Interest has been expressed by some residents in an AutoShare outlet at 40 Homewood. (ZipCar seems uninterested in us.) Before proceeding to a decision, the board would like information from residents:

* Are you seriously interested in having access to an AutoShare outlet in the building? That is, do you think that you would make use of it from time to time?

* If you are one of the current Auto Share members (they tell us there are 11) who live in the building, would you please comment on the convenience of accessing the AutoShare car where you already do and comment on whether it would be a big bonus or a little bonus if there were an outlet in our own building.

If there is little or no interest, the Board won't pursue this now, so please make yourselves heard if you ARE interested.

Drop a note off at the office or write to the Board at board40h@gmail.com. Thanks!



Please do not
feed the
pigeons on our
property—
including the parking garage



President's Report

By Wayne Beaton

Dear Owners:

I am pleased to have this opportunity to update you on what your board has been doing since the AGM in June.

First, I would like to report that 40 Homewood's Board of Directors, in addition to regular board duties, have been busy with their committees and portfolios:

Board-Management Liaison – Brian Brenie, Wayne Beaton

Litigation matters – Stefanie McQuaid, Wayne Beaton

Five-year Planning Committee – Chair, Maureen Houlihan,

Green Committee – Board Liaison, Charles Marker

Social Committee – Board Liaison, Wayne Beaton

Communications – Director, Charles Marker

And, as an additional resource to the board, Stephanus Greeff has been appointed as an Officer of the Board to act as Treasurer. Stephanus is an accountant and brings a great deal of knowledge and experience to the position, having worked with Brian Brenie on the previous finance committee.

As you have seen in the past few months, our planning from the past year is now showing great results. The roofing work is now done. The expansion joint project in the front of the building has been completed and the front yard has now been landscaped back to its former glory. To complement the grounds, all the benches and overheads have been freshly painted.

Moving forward, the repair of the back expansion joint will be completed, with work starting mid August.

The board and Brookfield are presently meeting with consultants in order to find an affordable solution to fix the elevators. We want this solution to be as cost efficient as possible while delivering elevator services that can be relied on.

The board will also be having an owners' meeting in the near future to present two

projects on the go:

- the ongoing landscaping project that will continue over the next few years; and
- the refurbishing project for the main floor and B1 level. This is part of the five-year plan to upgrade the building, which is vital for maintaining our investment.

We are continuing to look at the Fire annunciation system of our building; this is a major safety item for all. We have met with the fire department and are designing a cost effective solution that delivers this required safety feature.

I would also like to touch base on the safety of our building. Following the annual safety review, the board has approved the installation of additional security cameras, bringing a total in excess of 60 operational cameras now on site.

On another serious note, I would like to mention the problem of hoarding recently brought to public attention as a result of the fire at 200 Wellesley. Please be conscious of the fact that hoarding can result in structural damage should the materials ignite and, even worse - result in death – it has happened.

During our recent fire inspection it was reported that a number of units were in violation of the fire code and present a potential danger to neighbours and themselves. The fire department will receive the annual fire inspection report and will follow up on these deficiencies. In the meantime management will be issuing directives to specific unit owners and tenants before the fire inspectors come back in. In the case of non compliance the fire department can lay charges under the Fire Protection and Prevention Act. There are costly financial penalties for non-compliance.

In closing I would like to welcome Donald Balla, our new Property Manager. I know we will all give Donald our utmost respect as he settles into his new position.

Wayne
July 2011



Treasurer's Report

By Stephanus Greeff

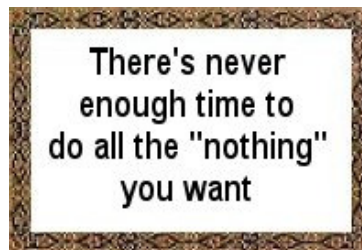
So far, for the first six months of 2011, we have a small operating surplus. Usually a deficit occurs in the first several months of the year when the hydro costs are high, and the deficit turns into surplus in the middle of the year when hydro costs are low. Other than hydro, the main items contributing to this bottom line are wages and benefits (lower) and contracted staff (higher) and some other minor expenses. The garage budget is also in good shape for the first six months of the year with a small surplus due to higher parking rental fees.



Rules about pets and animals have been made to encourage responsible and considerate behaviour for all residents, as well as for our grounds and property.

The complete rules are on the website www.40homewood.org or can be obtained through the office for those owners and tenants who need a copy.

Please remember to keep your dog on a leash on the property and do not allow your dog to do his business on any common elements.



TO OUR NEW PROPERTY MANAGER

Let's give our usual 40 Homewood warm welcome to our new Property Manager, **Donald Balla**. Introduce yourselves and make him feel at home. **WELCOME DONALD** we hope you enjoy it here.

Feedback and submissions would be appreciated so we can publish a newsletter that will be enjoyable for everyone.



Newsletter Editorial Committee
Maureen Houlihan
Charles Marker
Martha McGrath
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