



HOMEWOOD

Community Newsletter

May, 2012

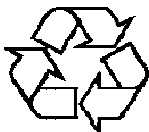


**Happy Mothers
Day!**

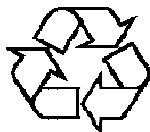
Sunday, May 13th, 2012



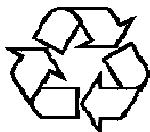
Happy Victoria Day
Monday, May 21st, 2012



Reduce



Reuse



Recycle

A.G.M.

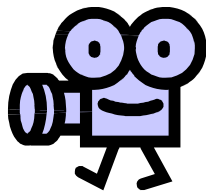
Wednesday, June 13th, 2012

At the Primrose Hotel at Jarvis and Carlton. It has been at that location for several years. Stay tuned for the exact time that evening.

On Wednesday, June 6, there will be a double-barrelled meeting in the recreation room. Beginning at **7 pm, there will be a Financial Meeting for discussion of the 2011 Audited Financial Statements. This will be followed by a meeting to meet the candidates for the Board of Directors. There will be the usual question-and-answer format.**

All owners will receive in the mail a preliminary notice of the AGM, and that will give the deadline for people to register their candidacies for the board positions. This year, two board positions will be voted on: one for a "standard" position and the other for voting only by owner-occupied suite owners. Both positions will be for two-year terms to 2014.

A bit later, owners will receive the full AGM package. This will have all the details, including a copy of the Audited Financial Statement for 2011 and copies of the candidates' statements. You will have these in time to review them before the June 6 meeting.



Don's Movies For May

*All movies at 7:30pm in
Recreation Room*

Thursday, May 3

GUNFIGHT AT THE O.K. CORRAL
(1957)

Burt Lancaster, Kirk Douglas

Friday, May 4

SEVEN DAYS IN MAY (1964)

Burt Lancaster, Kirk Douglas,
Ava Gardner, Frederic March

Thursday, May 10

MRS. DOUBTFIRE (1993)

Robin Williams, Sally Field, Pierce
Brosnan

Thursday, May 17

HEART CONDITION (1990)

Denzel Washington, Bob Hoskins

Friday, May 18

THE PELICAN BRIEF (1993)

Denzel Washington, Julia Roberts

Friday, May 25

VICTOR VICTORIA (1982)

Julie Andrews, James Garner, Robert
Preston

Thursday, May 31

**ANNE OF THE THOUSAND
DAYS** (1969)

Richard Burton, Genevieve Bujold

President's Memo to Owners

May, 2012

It's hard to believe it's time for our Annual General Meeting –the second for me as a director on the board.

I am pleased to have served as president this year with such a dedicated group of directors and our appointed treasurer. I will be providing a more detailed report for the AGM package that you will receive later this month.

I would like to inform you that I will not be seeking re-election at the AGM. I am honoured to have served on the board over the past two years and want to thank you for your support.

I want to thank board members Brian, Maureen, Stefanie, Charles and Stephanus for their support and all they have done to make the many needed improvements to 40 Homewood. Together I believe we have shown how much can be accomplished when a board works together.

I would also like to thank our property manager and dedicated staff for the great work they do.

I can hardly wait for the party to celebrate the 40th anniversary of our building on June 2, 2012 and the official opening of the new lobby – see you there!

Sincerely,

Wayne Beaton
President
Board of Directors
York Condominium Corporation #75



Library

As residents know, the lobby area renovations have begun. The library will be closed during these renovations and will

reopen when the new library space on B1 is ready. That will be at the end of the renovation schedule, so it might be 6 - 8 weeks.

In the meantime, if you have books to donate to the library, please hold onto them and donate them once the library is reopened.

The notebooks with board minutes, usually housed in the library, will be in the office in the interim.



Treasurer's Report

By Stephanus Greeff

The auditors have finalized the draft audited financial statements and they will be presented to the owners at the AGM in June. (The printed statements will be included in the pre-AGM mailing.)

The building ended 2011 with a surplus of \$101,000 for that year, mostly due to lower utility costs (mild winter), lower staff costs and admin costs (mostly legal fees). This surplus will reduce the accumulated deficit from previous years

to \$(17,000), down from \$(298,000) in 2009.

The garage ended the year with a surplus of \$21,000, mostly due to more fees generated as well as lower maintenance and utility costs. This surplus will reduce the accumulated garage deficit from previous years to \$(22,000), down from a deficit of \$(43,000) last year.

The first quarter of the new year has generated a small deficit of \$(870) due to a very mild winter, with lower than normal utilities costs. The first three months of the year usually generate significant deficits due to the cold weather. Other areas of unspent funds are in contracts as well as staffing. The garage has generated a small deficit of \$(3k) due to lower revenues for the first 3 months of the year. Various capital projects have been expensed to the building reserve funds such as the expansion joint (last phase), fire doors and fire audibility. No projects were expensed to the garage reserve fund.

The management and board of directors have worked hard to reduce the deficits from the previous years and should the trend continue, YCC75 will be deficit-free by the end of this year.



Let's give our usual 40 Homewood warm welcome to **Jeanie Hue** who has joined 40 Homewood management team to replace Jane. We hope you will like it here.

WELCOME JEANIE



Lobby Area Renovations

The lobby area renovations by the contractor IBX began on April 30. They plan to do the main lobby room (including the vestibule and security guard area) first, and that section will be walled off from the section of the room in front of the elevators.

They opted to start there since, even though the front entrance will be closed, it will probably be less disruptive than when they work on the floors and walls by the elevators. Working on the other, larger section first will enable them to give a better estimate of the time it will take to do the area adjoining the elevators.

They estimate that this first phase, the main lobby room, will take about two weeks, possibly a bit more. The other area (near the elevators and in the mailroom) will take about that much or possibly less.

The current library will be last, and it will include demolishing the present bathroom (who knew there was one?), which will make this future multi-purpose room considerably larger than it has been.

The new B1 library (the present meeting room) will be done after the main floor.

Using the rear door will be an inconvenience for both residents and visitors, but the usual "stiff upper lip" of 40 Homewood residents will carry us through.

Farewell, Jane

Jane started working with us in September 2009 as site administrator. Originally from Virginia, she'd been in Canada for some years and has now worked for Brookfield Residential Properties for a few years.

During her time with us, she has also been taking courses that would lead to her qualification as a property manager, and Brookfield has now promoted her to property manager of a condo near Yonge and Eglinton.

She worked hard for us and—we hope—learned lots from us about the challenges and enjoyments of running a condo. We wish Jane the best in her new endeavour!

THANKS,
FRIENDS!

Goodbye from Jane White

I would like to thank all owners and residents for your help when I first started here at 40 Homewood. It was a good 2 1/2 years with everyone.

I appreciated your helpfulness and friendliness over those years.

All the best to each of you.

Thanks,
Jane



Green Committee Page



Reduced Carbon Footprint

Kalev.com is a website with oodles of energy news. In the March 2012 issue, there was an article by our resident, Waheeda Harris, who is a reporter for the web-magazine. It's about 40 Homewood (!) and is titled, "How a highrise reduced its carbon footprint."

The article traces our development of much more conscientious and extensive recycling programs over the past three years, including not only green bins for organic waste but also bins for a variety of special materials.

You can read the full article here:

<http://www.kalev.com/2012/03/page/4/#feed>

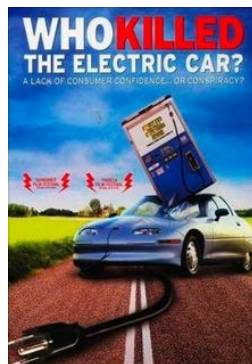


Big Blue Bags

If any residents never got, or have lost, or have worn out their big, blue recycling bags, or would like a second one, there are more available at the office.

They hold a lot of paper, cans and bottles, so you don't have to go to the blue bin in the Recycling Room very often!

May Documentary Film



Join the members of the **Green Committee** in viewing "WHO KILLED THE ELECTRIC CAR?" A documentary investigates the birth and death of the electric car, as well

as the role of renewable energy and sustainable in the future.

Date: May 15th, 2012

Place: Recreation Room 1B

Time: 7:00 PM

*Refreshments Served
Hope to see you there!*



Wow...In four months, our building has sent off approximately **5,000 Yogurt Containers** to Terracycle.

Way to go everyone!!! Keep them coming.

R.I.P Hepzebah



On April 17 doggy-parents Catherine and Spy had to say goodbye to their little girl, Hepzebah, after a short illness. She lived to the ripe old age of 15 ½ and her motto was “no opportunity wasted.”

Hepzebah moved to 40 Homewood with her parents and doggy-brother, Jeremy, six years ago, and she loved her retirement as a downtown dog.

Hepzebah was a Beagle crossed with Jack Russell terrier and Whippet, and her favourite activities were eating (especially food she stole when no one was paying attention), sleeping (on her parents' bed when they were out), running and rolling in smelly things. She also loved car rides, camping, canoeing and fishing with her family.



Bits And Bytes From The Board And Management

- The audibility project is progressing. The work started on the top floor and is working downwards, with new fire alarms being installed. This project and this large expense is due to orders from the Toronto Fire Department. We and all other buildings must meet the fire code standards. In conjunction with the in-suite work, the common elements (windows and balconies) are being inspected. The wires and cables for the alarms will end up being covered with crown moulding.
- Options for our cable TV provider are being explored.
- The garage doors and the railings into the parking areas have been painted.
- At the end of May, there will be a power wash of the garage areas.
- * The fence at the front of the property will be replaced this summer.

Mother

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 signing
R means right and right she'll always be
Put them all together, they spell
MOTHER
A word that seems so much to me

40 Turns 40

Join us in celebrating
40 Homewood's Anniversary
1972 -2012

Saturday, June 2, 2012, 7-10 pm
Recreation Room



Catered by Absolutely Famished
Wine and soft drinks available



40th Anniversary Celebration

The Social Committee has the privilege of planning the 40 Turns 40 Anniversary Celebration to be held on Saturday, June 2, 2012. We are hoping you can help us. We are looking for:

Photos of 40 – the building, the parties, the people including those no longer with us.

Videographer – someone who can put our photos in a slide show format that we can run continually on the large screen television.

Piano Player – to provide background music at our celebration in the recreation room.

Former Board Members – still living at 40 Homewood or not, please identify yourself so that we can honour your contribution to our community.

Former Volunteers - still living at 40 Homewood or not, please identify yourself so that we can honour your contribution to our community.

You can leave a message for the Social Committee at:
email: martha.maclachlan@gmail.com
or ☎ 416-966-0208

Pet of the Month



Daphne



Daphne is a 3½ Jack Russell/Chihuahua mix who lives with here Mummy Ann Hawkins.

Daphne likes walking, cheese, getting her tummy rubbed and of course, treats. She loves getting petted by people she meets in the lobby or outside on the benches.

Newsletter Editorial Committee

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