



HOMEWOOD

Community Newsletter

July, 2012



Games of the XXX Olympiad

July 27th to
August 12th, 2012



Let's wish our Canadian
Olympic team much success
in all their events.

Barbecue



AUGUST 11

THANK-YOU

Thanks to Wayne Beaton from the Board

The Board wishes to express our grateful thanks and appreciation to Wayne Beaton who retired from our YCC75 Board at the AGM in June. Wayne served on the Board in 2000-2002 and in 2009-2010 came back to chair the Five Year planning committee and was re-elected to the Board at the AGM in May, 2010. Wayne served as the Director responsible for Communications from 2010 to 2011 and as President from 2011 to 2012. His leadership and care for this building is very much evident in the time he dedicated to his duties on the Board. We understand his reasons for not returning to the Board at this time and wish him all the best in the future; we are sure we can count on his support going forward.



*40th
Anniversary
Celebration*

**40 Turns 40
postponed until September
Date to be advised**

President's letter– July 2012

Elsewhere in this month's newsletter you will see a list of the Board of Directors with the roles each has taken on. There are not many changes from the prior Board with the exception of Wayne Beaton who retired from the Board and I have accepted the position of President. I want to thank Wayne Beaton for his dedication to this building and wish him well this year. I hope to be a good representative of your Board over the next 12 months.

I am pleased to write this first letter following a successful year and Annual General Meeting. Our finances are trending in a positive direction and we are accomplishing our plans. I am confident that the existing Board that you have here at YCC75 will be just as effective as the previous Board. Considering the capable team of Directors, Management, staff and volunteers working together to guide us over the next 12 to 24 months I am not worried about accomplishing our goals.

The AGM we had last month went very smoothly showing me the communicating (newsletters, postings, meet the Board sessions in the recreation room) that has taken place over the past two years seems to have paid off and it shows. I have a sense that many owners are pleased with the direction we are going. Over the past three years while I have been on the board some of the accomplishments I am most proud of include the new roof and repairs to the expansion joint, removing the unnecessary antennas and satellite dishes from the property, installing fire rated doors for the hallway electrical closets, installing fire alarms in each unit and the progress that is being made on the lobby, soon to be followed by the mail room and the B1 library space. In the garage I am pleased with being able to hold fees at the same level for

two years now and regard the additional security cameras and CO detectors and timers on the fans as additional safety features we can all enjoy. I am also pleased with the improvement in curb appeal of our property due to the new plantings in the front lawn over the past two summers. This project will continue for a number of years and will include plantings and planter boxes in the rear of the property before completion.

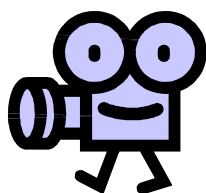
In addition to the day-to-day running of the building which is left in Management's capable hands the Board will be considering the following major tasks in the next year: examine the elevator consultant's report with the Reserve Study Engineer and to examine the window assessments that were recently done as part of the common element inspection of every unit. From these two reports we will be better able to plan how to tackle both the elevator refurbishing/upgrade/replacement and the window replacement. As always, we will look for the most cost effective, efficient solution for all of us at 40 Homewood. Depending on anticipated costs these projects may have implementation schedules that span a number of years.

In addition to these two projects over the next few months, we will be installing a new wrought iron fence in the front, garbage bin enclosures in the rear, evaluating our management contract, staffing complement, our cable television contract and reverting back to Toronto Hydro when our fixed price contract expires at year end 2012. All of these will take some dedication from all of the Board, Management and staff.

Lastly I want to say thank you to all who have been kind to me over the past three years.

If you have any comments or suggestions please feel free to send them to board40h@gmail.com.

Brian Brenie



Don's Movies For July

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

Thursday, July 5

DOLL FACE (1945)

Vivian Blaine, Dennis O'Keefe, Carmen
Miranda

Friday, July 6

THE DOLLY SISTERS (1945)

Betty Grable, June Haver, John Payne

Thursday, July 12

BACKGROUND TO DANGER (1943)

George Raft, Brenda Marshall,
Sydney Greenstreet, Peter Lorre

Friday, July 1

SCARFACE (1932)

Paul Muni, George Raft, Ann Dvorak

Friday, July 20

BEYOND THE SEA (2004)

Kevin Spacey, Kate Bosworth, Bob
Hoskins

Thursday, July 26

THE PRINCESS AND THE PIRATE (1944)

Bob Hope, Virginia Mayo, Walter
Brennan

Friday, July 27

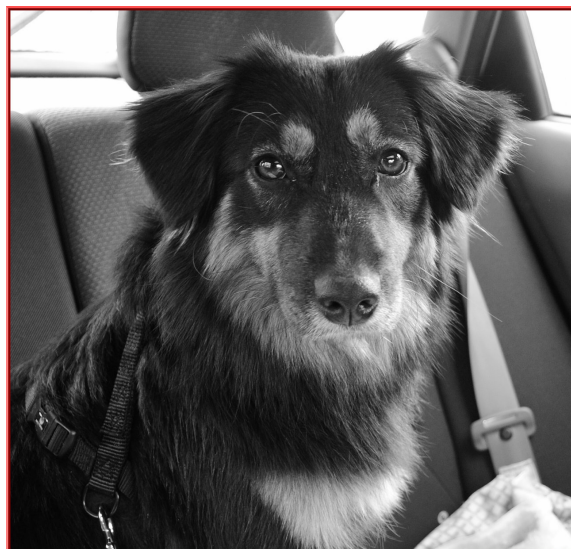
CASANOVA'S BIG NIGHT (1954)

Bob Hope, Joan Fontaine, Vincent Price

Pet of the Month



Zoé



Zoé is Mark Watson's newest family member. She is a 22 month old border collie/german shepherd mix rescue dog from the Toronto Humane Society. She is very affectionate, loves to play with other dogs and is a great swimmer. If you are considering adopting a pet I would highly recommend the Humane Society. They do a great job of preparing the pet for adoption. A word of caution for people on meeting a new dog. It is recommended that you always ask permission before you approach the dog with outstretched arm and avoid looking directly into their eyes. Some dogs are fearful or insecure and might interpret these actions as aggression on your part and react



IN MEMORIAM



It seems to be happening much too much these days.

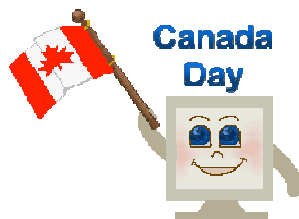
We have lost yet another resident. **Joe Burke** died peacefully at home on May.31st, 2012.

Our condolences to his wife, Joyce.

Joe will be missed by his family, all his friends here at 40 Homewood and the patrons at the pubs where he served refreshments and friendly Irish hospitality.

Rest In Peace, Joe

**Hope you
all
enjoyed
your.**



40 Homewood Website

Many residents (and outsiders) will be familiar with our website. For those who are not, it's worth remembering that there is lots of information available at www.40homewood.org.

- Notices are updated similarly to the building's bulletin boards
- Photos of the building, the neighbourhood and events are posted
- Bylaws and rules are available
- The monthly Newsletter is posted, and there is a Newsletter archive
- Articles from elsewhere about condo living are added
- There is a list of service workers, contractors, etc.
- Neighbourhood shops and amenities are included with locations and hours

It's easy to find what you want with the drop-down menus, the front page links to recent entries and a search function.

If you wish to comment or have something added to the website, use the email link.

I thought I saw an eye doctor on an Alaskan island, but it turned out to be an optical Aleutian.



Do you need work in your unit?

In the April Newsletter, we listed service workers (contractors, repair people, etc.) who have done work for 40 Homewood residents. These are continually listed on the website, www.40homewood.org. The list will be posted, too, on the laundry room bulletin board, and there will be printed copies available through the office.



Fire Alarm System

Residents may recall that the reason for replacement of the fire alarm speaker system is that 40 Homewood's speakers were not in compliance with Ontario's Building Code and Fire Code. The old Xtendalarm system, now removed from units, was not working and could not be fixed. As well, since the disastrous St Jamestown fire two years ago, the fire code, in particular, has been more stringently enforced.

Under the code, there is an option to use horns, but the existing fire alarm infrastructure in our building will only support a speaker system unless we spent lots of money rewiring the building. The new system required much experimentation since it had to be calibrated so that it could be heard at one's bed pillow at a minimum decibel level and so that it wouldn't be higher than a certain maximum decibel level in the hallways. Our units have different configurations, so that the requirements had to be met both in two-bedroom units, where the sleeping person might be in a bedroom with the door closed, and in the bachelor

units, where there were no intervening doors.

All this experimentation took many months and consultations with our engineer and with the fire inspector.

Trace Electric was hired to install the new alarms under a contract for \$210,000. They began their in-suite work on April 16 and are now finished this phase.

Because the complexities of the design required wires in the hallways, the next problem to be solved was finding an appropriate covering for those. Quite a number of samples of crown moulding were created, and an order has now been placed for a modest-sized crown moulding covering. This will not be entirely a "one-size-fits-all" solution because — from floor to floor — there are variations in the distance from the ceiling to the top of the door frame. Walk around and look!

The crown moulding will cost between \$80,000 and \$90,000.

The Board also decided that the corporation would provide plaster patch-work in the residences where the old alarm had been removed. This will cost approximately \$11,000 (and, as always, plus tax). (For perspective, the total costs for this project are somewhat more than twice the costs of the renovation of the lobby and other spaces.)



She was only a whiskey maker, but he loved her still.



Montague Parkette

JULY 14

9am-1pm

\$2.00 for a table

Rain Date July 21

**Buy your tickets to reserve
table from the Office**



Questions to the Board or Management

Question: Will the garbage bins be hidden by some enclosure?

Answer: A couple of plans with approximate pricing have been reviewed by the manager and the board for enclosing the garbage, recycling and bulk bins at the back of the building. More quotes and design options will be reviewed, and it is hoped that something can be done before too much of the summer is over.

Question: Is the front fence (rusted and crumbling) going to be replaced?

Answer: Yes, it will be replaced this summer.

Question. Will we have an Autoshare outlet?

Answer: No, after lengthy consideration, the board has decided that we will not install an Autoshare outlet. An inside outlet was not considered since we do not have 24-hour security/concierge service. An outside spot has been rejected because (1) there are many times when our limited back parking and driveway space are crowded with vehicles belonging to contractors working in the building; (2) the price of making a paved space next to the drive is high and would be have to be funded by the condo; and (3) there are several Autoshare outlets nearby in the neighbourhood, including at 15 Maitland Place.

Question: What will happen when our five-year contract for hydro with Constellation New Energy expires at the end of 2012?

Answer: . The contract will not be renewed, and we will return to buying our electricity from Toronto Hydro.

If you have questions that you think might be of general interest to your neighbours, too, please send them to newsletter40homewood@gmail.com or drop a note at the office addressed to "Newsletter Q & A."



Recycling Update

The Yogurt Container project is finished.

There is a new bin in the green room for collecting empty Tassimo disks.

We have reinitiated a pop can tab collection. There are two containers in the laundry room.

Annual General Meeting

The AGM was held, as usual, at the Best Western Primrose Hotel. Michael Pascu, lawyer, chaired the meeting.

The attendance at the meeting was 182, 97 in person and 85 by proxy. This was a fairly good turnout, considering there were no apparently "hot" or controversial issues.

Stephen Chesney, auditor, made remarks to supplement the 2011 Audited Financial Statement. He said that it was worth noting the big improvement in 2011 in bringing the accumulated deficit down to a fraction of what it had been at the end of 2010. He also noted that sometimes a Reserve Fund Study, which we are having conducted now, results in requirements for more money being put into the Reserve Fund, which, in turn, puts pressure on maintenance fees.

Mr. Chesney also referred back to a question from the AGM of 2011. The status of the two units owned by the Corporation (110 and 111) was raised as well as why they don't appear on the Audited Financial Statements. Mr. Chesney explained that they only appeared on the audits until about 1997 when the mortgages were fully paid off. They are still assets owned by YCC75.

Two director positions were open for election. For the standard seat, there was one candidate, Brian Brenie, and for the owner-occupied seat, there was one candidate, Stephanus Greeff, and thus both were elected by acclamation. Their terms are for two years, until 2014.

In "new business," there were many interesting questions, comments, criticisms and discussion points. The meeting lasted an hour and 20 minutes in total and was ended before 8.30 pm.



Reduce



Reuse



Recycle

Board Officers And Liaisons

At its annual organizing meeting, the Board of Directors chose its officers for the year as well as liaison persons with its committees.

The officers are:

President, Brian Brenie
Vice-President, Maureen Houlihan
Secretary, Stefanie McQuaid
Treasurer, Stephanus Greeff
Director of Communications, Charles Marker

Committee liaisons are:

Green Committee, Charles Marker
Five-year Planning Committee, Maureen Houlihan
Governing Documents/Rules Committee, Stefanie McQuaid
Social Committee, Brian Brenie

Regular board meetings will continue to be held on the fourth Monday of each month (exception: December 17).

The 2013 Annual General Meeting will be June 19, 2013.



No matter how much you push the envelope,
it'll still be stationery.



Use Email For Information

Residents are encouraged to use email for receiving information when possible. It saves time and paper.

Newsletter and Notices: if you wish to receive (and aren't already) the monthly Newsletter as well as some important notices (not more than once a week), then sign up with Jeanie in the office. Her email is yorkcondocorp75@gmail.com

Board meeting minutes: After board meeting minutes are approved, a copy is placed in the notebook in the library (the notebook is temporarily in the office), and you may also receive a copy of the minutes by email. This email will also include the monthly Treasurer's Report, a one-page summary of our financial position through the year. Contact Jeanie for this, too.

Remember to specify which list(s) you wish to be on.

Lobby And Library Renovations Project

This project began with design work in early 2011, and the actual construction began April 30, 2012.

Over the course of this project, there have been some delays due to issues with elevator rules and regulations as well as issues with electricians. People who have done renovations usually say, "Count on twice or three times the length of time quoted for completion!" It's a wise saying, at least in helping to keep a "grin and bear it" attitude towards the various delays.

Residents will have seen that the lobby is close to completion with the tile floor laid (a little bit of marble but mostly ceramic which helps prevent slipping), the tile walls installed (porcelain, very

sturdy) and the ceilings redone, including the removal of the low-hanging false ceiling that made the room look smaller than it needs to. Lights are installed in both the lobby and the multi-purpose room.

Still to come are the security desk and mirrors on the north wall. The entry vestibule is constructed and fob access is now possible, although the entry-phone console is not yet installed.

Carpet will be laid in the multi-purpose room.

Furniture needs to be ordered for both the multi-purpose room and the lobby seating area.

On the B1 level, the former meeting room will be transformed into the new library with the installation of new flooring, lighting and painting of the walls. Some of the furniture, including shelving, will be from the old library, and possibly some additional furniture will be needed.

Both the new library and the multi-purpose room will be entered with programmed fobs, and thus both will be accessible to residents.



A rubber band pistol was confiscated from algebra class, because it was a weapon of maths disruption.



Newsletter Editorial Committee

Maureen Houlihan

Charles Marker

Martha McGrath



newsletter40homewood@gmail.com
