



HOMEWOOD

Community Newsletter

August, 2012



August 17th to September 3rd,
2012

Barbecue



Saturday, August 11th,
2012



Turns



Cocktail Celebration

Saturday, September 22nd.
2012

7:00 pm – 10:00 pm
Recreation Room

Hors d'oeuvres and
entertainment

Details including ticket price
and menu will be finalized for
September 1, 2012

5:00 pm til ????
**RECREATION ROOM (and
on the deck - weather
permitting)**

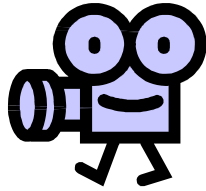
TICKETS: \$8
**includes burger, hotdog,
salad, dessert, pop**

*when purchasing ticket please indicate
your choice for vegetarian or meat*

*Tickets will be available in the office as of
Monday, July 30th*

And of course, help is always appreciated.
We are looking for **VOLUNTEERS** to set up
the recreation room, prep the food and, of
course, to grill. Please leave your name
and contact information at the office if you
have some time to help.

Sponsored by the Social Committee



Don's Movies For August

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

Thursday, August 2

***THE MAN WHO KNEW TOO MUCH* (1956)**
James Stewart, Doris Day

Friday, August 3

***NORTH BY NORTHWEST* (1959)**
Cary Grant, Eva Marie Saint, James Mason

Thursday, August 9

***A FACE IN THE CROWD* (1957)**
Andy Griffith, Walter Matthau, Lee Remick

Thursday, August 16

***HISTORY OF THE WORLD-PART 1* (1981)**
Mel Brooks, Cloris Leachman, Harvey
Korman

Friday, August 17

***HIGH ANXIETY* (1974)**
Mel Brooks, Madeleine Kahn, Cloris
Leachman

Friday, August 24

***JUBAL* (1953)**
Michael Fassbender, Mia Wasikowska

Thursday, August 30

***THE PLAINSMAN* (1936)**
Gary Cooper, Jean Arthur, Charles Bickford

Friday, August 31

***THE LIVES OF A BENGAL LANCER*
(1935)**
Gary Cooper, Franchot Tone,
Akim Tamiroff

A backward poet writes inverse.

Pet of the Month



Sunshine, Robin & Coco



This month's pets are three parrots who belong to Dave Campbell and live with him and his wife, Rose, and their daughter, Dixie.

In the one-bird picture, that's Robin, a female White Cap Pionus parrot. She is two years old and knows how to say "hello" and is progressing on "good morning."

In the two-bird picture, on the left is Sunshine, another female. She is a Green-Cheeked Conure and is three years old. Sunshine has been with the Campbell family most of her life. She is a conversationalist and can be heard saying things such as "Dixie, come here," and "Dixie, come here right now!"

The colourful bird on the right in the two-bird picture is Echo. He is two years old and is a Genday Conure. Previous owners abused him and he has a still-mending broken wing.

Dave enjoys the fact that the parrots need much less care than, say, a dog. They usually have a life expectancy of 35 - 40 years.



Grass Beside The Front Walk

For years, the grass on either side of our central front sidewalk has rotted. Each year, the solution was to buy and place new sod. Each year, the sod also rotted. Causes of this problem were often thought to be dogs peeing or salt residue from winter snows.

This year, Mike Dampf, our landscape designer, came up with a different diagnosis: there is concrete under that rotten grass and the water doesn't drain but rather just sits there, and then the grass rots.

Looking at a 1976 photo of the front yard, one sees a much wider walk that preceded the interlocking brick that we have now.

It appears that the part of the property from the walk to the north was built up when the brick walk was laid, and the earlier, concrete walkway was buried underneath.

The board and management are exploring options for dealing with this or covering it. Bright ideas that don't cost an arm and a leg are welcome. Send them to the Newsletter email: newsletter40homewood@gmail.com

Two silk worms had a race. They ended up in a tie.



Treasurer's Report

By Stephanus Greeff

The building has ended the second quarter with a surplus of \$72,967 compared to a budgeted deficit of \$(70,927). The variance is mostly due to under spending in various expense categories such as utilities (mild winter plus summer months are usually lower), wages, contracts, housekeeping & maintenance expenses as well as general administration.

These expenses will eventually smooth out in the second half of the year due to timing differences. Examples are utilities and certain maintenance contracts due for renewal in fall. The contingency expense hasn't been utilized yet due to the current operating surplus.

The garage has ended the six months period with a very small deficit of \$(2,048) compared to a budgeted deficit of \$(1,154). The variance is less than \$1,000 and insignificant.

Several items such as expansion joints (completed), fire doors (completed), boiler replacements (completed), landscaping (completed), fire audibility (ongoing), and lobby refurbishment (ongoing) have been expensed against the reserve fund of the building.

Overall, the balance sheet appears in a healthy condition with sufficient funds to pay when bills are due for payment. Most all residents are up to date with maintenance and parking fees, and management is following up with the few who are behind.

The management and board of directors continue to work hard to ensure that the corporation operates within their budget, at the same time ensuring that the building and garage are kept in top notch condition and preserving our properties.

Green Committee Page



Donating Clothing

The Green Committee is planning to sponsor another clothing drive on Saturday, September 22nd, similar to the one in January. Keep this in mind: it's still not too late to clear some closet space. This will be in the morning on that date. After clearing out your unwanted clothes, you'll be all set for the 40th Anniversary Party later that day!

In the meantime, there is a list of charities that accept donations (clothing and other things) on the website bulletin board page, and there is a printed list of those charities inside the recycling room. Printed copies are also in the office.

Also, at our recent yard sale, we found that small-size women's clothing is appreciated for the emergency clothing bank at All Saints Church at 315 Dundas Street East at Sherbourne. Check for hours for donations at 416-368-7768 ext. 21.



Pop Can Tabs And Wheelchairs

If you haven't been at 40 Homewood more than a few years, you may not know about the pop can tab collections and how they "turn into" wheelchairs.

This endeavor used to be coordinated here by the late resident, Mr. Len Southward. The Green Committee brought this back, and you'll find

containers for depositing your pop can tabs in the laundry room.

The idea was the creation of a still-young man named Robert Hampson as a vehicle for helping disabled persons. Robert himself was blinded as a result of surgery for a brain tumour at age 4.

The tabs are collected and sold as scrap metal. They are worth more than the pop cans because they are pure aluminum and don't need to have any paint taken off. The money from the sale of the metal goes to The President's Choice Children's Charity which purchases equipment through the Robert Hampson Tabs for Kids Fund.

For more information, see the website <http://www.poptabsforwheelchairs.ca/default.htm>

A Tip From The Green Committee



One of the things that may be placed in the Green bin for organics, along with your banana peels and coffee grounds and soiled paper towels, is cat litter.

Please remember to deposit your cat litter in the Green bin rather than throwing it down the garbage chute. As usual, all recyclables are "free" while hauling away garbage costs us money. Further, the cat litter, when thrown down the chute, often breaks out of its bag when it hits the bottom of the chute and then spreads all over the compactor room and blocks the drains.

When cannibals ate a missionary, they got a taste of religion



Electronic Waste

We are lucky to have the City's electronic waste program available in our building.

These items are picked up and then taken apart so that usable material can be recycled rather than having the whole item end up in landfill.

The e-waste bins and area in our recycling room are at the back of the "annex" or side room after you pass the main bins. There is a poster with a description of the items that belong in e-waste. Small items go in the e-waste bins provided and large items go on the floor near those bins. Large items might be TVs, copiers, stereos, speakers, etc.

Large electronic items (such as big TVs), should not go outside to the bulk area just because they are large. Leave them in the e-waste section of the recycling room.

The full list of electronic equipment is also on our website:
<http://40homewood.org/home/about-us/recycling-and-garbage>

Many items are electric but not electronic. For example, a toaster or an electric kettle is not electronic just because it has a cord and uses electricity. Such items go in the brown garbage bins. A microwave item should not go in e-waste. For the city, that is a "scrap metal" item and should go in the outside bulk bin.

One handy way of thinking about what's "electronic" versus "electric" is that often the electronic items are for entertainment while the electric items are more likely to be household appliances.

Remember, what we recycle is "free" and what we throw in garbage for the landfill costs us money.

IN MEMORIAM

Two long time residents are being remembered this month.

Art Joyce, passed away suddenly on July 14th, 2012.

June Dennis, died on July 11th, 2012
They will be missed by their friends and neighbours at 40 Homewood.

Rest In Peace, Art
Rest in Peace, June

Naming The Multi-Purpose Room

Formerly the library, the renovated multi-purpose room will soon be in use next to the lobby. Since "multi-purpose" room is a bit of a mouthful, there has been a suggestion that we select a better name.

The name of a person? Something about the location? or uses? Or other ideas?

Interested residents who have suggestions may send them to the board at board40h@gmail.com (Or a note dropped off at the office saying "Suggested name for multi-purpose room")

We'd like to choose a name by the time of the 40th Anniversary Party in September.

(If you would like to donate several thousand dollars for furnishings, you'd probably win the "name game"!)

The soldier who survived mustard gas and pepper spray is now a seasoned veteran.

A sign on the lawn at a drug rehab center said:
'Keep off the Grass.'

Welcome

New Resident Profile

By Jeffrey Amos

The newsletter is starting a new feature about new residents in the building – a little about them and why they moved to 40 Homewood. This is the first edition!

Greetings. My name is Jeffrey Amos and I am a new resident at 40 Homewood. I am excited to contribute to the newsletter's first profile of new residents and why they moved to 40 Homewood. Although 40 Homewood is one of the oldest residential condominium buildings in the city, it has a lot of offer and is an excellent value. I had been thinking of moving (from a newer condo) and started looking around but I decided that if I did move I would likely choose an older building that was more reasonably priced and had a sense of community. I knew several people who had moved to 40 Homewood and were happy here. What finally made me jump was twofold: the program in the Ontario government that I work for is going to undergo changes within the next year thus causing uncertainty in my job, and a unit came up that was exactly what I was looking for. So I made the jump and am now here and enjoying it. I enjoy the sense of community and the fact that a large percentage of the residents are interested and involved in what is happening in the building. I also enjoy the facilities (the gym and pool...which of course I have not used yet!) and the beautiful landscaped grounds. My previous building only had three planters out front and some potted plants on the outdoor deck!

So feel free to say hello. Some of my interests are cats (I have two of them), politics, older movies, retro music, and I have a particular obsession with Gilbert and Sullivan (don't ask why...).

If you are new to the building (been here one year or less), owning or renting, let us know why you chose 40 Homewood. email newsletter40homewood@gmail.com

Q & A

Questions to the Board or Management

Question: Why is there consideration of changing our TV provider? Will there be an extra charge to residents?

Answer: Our contract with Davia Private Cable finishes at the end of 2012. Due to having a contract for a few years, we haven't "shopped around" to see if there are other options that might be better, even cheaper, so that's the process that is happening now.

Owners' input will be part of the process of board and management exploring the options for bulk provision (that is, something that applies to the whole building). This is concerned with the provision of cable TV. Some will tell you that cable is now becoming old-fashioned with other options for accessing TV content (Internet, phone lines, etc.) It's even possible with the increased competition in the market for providing TV content that there might be competitive pricing.

Owners' input will be part of the process of board and management exploring the options for bulk provision (that is, something that applies to the whole building).

Current cable options allow any resident to get extra channels for extra prices. Part of our outlook will be to avoid increasing the basic rate if at all possible.

Question: Could we do something more with the pool's outside deck, e.g., put chairs so people can enjoy the space? How about a common BBQ like many condos do? Also, there is lots of empty space at the back of

the building where a picnic table could be installed.

Answer: The board is well-disposed to the idea of BBQ's and seating and generally making the patio a more pleasant and more used space. We'll need to spend more time figuring out how to operationalize the BBQ idea (bookings, locks, etc.). As you know, our landscaping design is a five-year project, and we hope that next year we might include the patio area in the work to be done, including seating and plants. In the meantime, residents are welcome to take their lawn chairs to the patio and sit in the sun on the patio.

security

Polite Or Protected?

Whenever there are breaches of our building security, we think about whether increasing security apparatus or people might help. Sometimes they do.

In the early years of 40 Homewood, there was no security guard. Later, guards and then surveillance cameras were added. Most recently additional cameras (we now have 64) were installed.

Back in 2001, there was a vote on the question of increasing the security guard hours to 24/7, so that the daytime, weekday hours were also covered. The cost at the time was an average of \$5 per month per unit (more for bigger ones, less for smaller ones) in maintenance fees, and the idea was defeated, 190 - 59.

Daytime, weekday hours are the hours when there are already the most eyes and ears on the various parts of the building, so

the cost of adding a guard during those hours was not the only issue.

As everyone knows, part of the guards' duties include making rounds of the building and premises, as well as responding to calls (such as noise complaints). During those times, no one is at the desk and monitors. Conceivably a second guard could be hired for all, or specific, hours so that one could monitor the desk and the other could be out and about. There would be a financial cost.

These concerns are serious and open for continuing discussion.

Meanwhile, whether guard duty is increased or cameras are increased, there remain the responsibilities of all of us residents. Strangers may try to slip in the door behind a resident with a fob. It may feel impolite, but residents should say "No, you have to buzz" — even if they have to go to the back door to do it.

Sometimes a unit may be buzzed on the enterphone and unless the unit resident is sure who is there, the door should not be unlocked.

Spend an evening hour watching the front door on channel 3 and see if you can spot people coming in without a fob.

Upcoming Dates

Saturday, August 11: Annual Barbecue

Monday, August 12 and Tuesday, August 13: Smoke Detector Inspection

Saturday, September 22: *Morning:* clothing drive;

Evening: 40th Anniversary Party

President's letter– August 2012

Dear homeowners and residents,

I am pleased to report that your Board is running smoothly and all committees are actively tackling their work: the Finance Committee will soon be looking at a draft reserve plan from our Engineering firm; the Green Committee is working on new initiatives; the Social Committee has planned two events; the Governing Documents Committee is examining our Welcome to 40 Homewood package; and the Five Year Planning Committee is working on long term capital items related to our property. Our Operating financial and Reserve accounts are all in good shape for the first six months of 2012.

Lobby

This past month has been a month of great advancements in our on-going lobby refresh project. As I write, we are near the completion of the east phase and will move into the west phase (mail room floor and ceiling) shortly.

We apologize for the delays that have occurred in finalizing this project. The contractor is not to be blamed. We had not planned to relocate the elevator call buttons in the lobby when we planned this project but realized mid way through that it made sense to do this button relocation now rather than incur unnecessary additional expense later when we refurbish the elevators. The delay to relocate these was due our elevator contractor and not the lobby construction contractor. I think we hit the elevator company right in the middle of their high peak for demand and low point for staff complement as their key staffers who could service our aging fleet of elevators were unable to come in due to vacation. We are sorry for the delay but let's look to the future with all of the lobby work being completed in the next few weeks. Our lobby elevator button relocation will also include some other lobby features for the elevators such as indicator lights which are more visible.

Intercom and security

Our lobby intercom is now working so guests can enter through the front doors. In a few days our security station in the lobby will be fully functional and it will make life a lot easier and safer. Say hello to the new guards we have on site from 4pm each weekday until 8am the following morning as well as from 4pm Friday until 8am Monday (24 hour guard service). We have security on site for over 100 hours per week.

Back Lobby, Library, TV Room

At an owners' meeting a few months ago we were asked to consider refreshing the back lobby (near the green/recycling room) and while we had this work on the lobby and mailroom ongoing we decided to tender this project as well as the library on B1 and the TV room adjacent to the laundry. All bids are in and selection of the successful contractor (IBX) occurred at the July 27th Board meeting. After this we'll be out looking for furniture for the lobby, multi-purpose room, the library and the TV room.

Garbage Bin Enclosures

Additionally, we are also going ahead with the garbage bin enclosures at the rear of the building in the next month. A new fence in front is to be installed in early August and we are repairing the broken light fixtures we have around the exterior of the property. Lastly, our irrigation system is to be checked by our irrigation contractor to ensure we are watering all the existing and new plants that we planted this spring.

Speaking of our security firm, once we have the security station in place, management will be meeting with the security company to outline duties and guard check stations around the building. This should be implemented by end of August and will enhance our security of the premises.

Fire Audibility Project

I would like to now recap where we are with the Fire Audibility project. All in-suite alarms are installed and being tested. As soon as the fire marshal gives us the green light we'll be installing the crown moulding above each door frame in the hallway and along each corridor to conceal the fire alarm wiring. Meanwhile (and probably first) we will be entering the suites to patch up the holes in each suite left behind from the previous system. Be sure to advise the office if you do not wish your walls to be patched by our contractor.

I look forward to meeting many of you at the 40 Homewood Bar B Q on Saturday, August 11th and I hope you'll mark Saturday, September 22nd in your calendars for a celebration of 40 years of 40 Homewood.

If you have any concerns please write to me care of board40h@gmail.com

Thank you,
Brian Brenie, President

IT'S EXHIBITION TIME 

Volunteers!



Call for Volunteers

Do you feel you'd like to get more involved at 40 Homewood? Are you a newbie wanting to learn more about the building? Do you have great ideas and a few hours a month to give? If so, one of the Board's Committees might be for you!!

The Board would like to put a call out for volunteers to join the Green, Five-Year Planning, and Governing Documents Committees. For more information about the mandate of these committees, please visit the website <http://40homewood.org/administration/board-officers-committees>. The type of work and frequency of meetings varies depending on the committee.

The Social Committee has a large enough group for the committee itself but is interested in having more people on the roster of volunteers who can be called on to help out at an event, such as a barbecue.

E-mail the Board at board40h@gmail.com if you are interested, and we'll get you connected to the Committee Chairs.

Thank you to all of those who currently sit on the committees and others who volunteer their time to help the Board carry out its duties. We couldn't do it without you!



Annual Fire Inspection

The building's annual fire inspection will take place August 1, August 13 and August 14. Parts of this will be unnoticed by most residents: sprinkler and extinguisher inspection, heat detectors, etc.

For residents, the noticeable part will be on Monday, August 13, and Tuesday, August 14. An inspection of the in-suite smoke detectors will be done that day, and entry to all units will be made by the fire inspection contractor and a 40 Homewood staff. This is a very short entry (a minute or two?). Further notice will be given about entry. The plan is to do the top half of the building suites on the Monday and bottom half on the Tuesday.

Cleaning Green

By Arlene Adair

Cleaning the house for many means paying lots of money for poisons and contamination of our homes.

In her book "Ecoholic", Adrian Vasil acknowledges how hard it can be to make good choices when buying household cleaners (some name brands are the worst). Keep this trick in mind: products with the word "warning" could make you really sick but won't kill you. "Caution" means slightly toxic. **STAY AWAY** from anything labelled danger, poison or corrosive – they are severely toxic.

The Environments Work Group is finalizing the EWG Cleaners Database. You can visit their website to check out the name brands which cause serious harm. You might be surprised to find brands you have on your shelf at home.

There are alternatives to the chemical soup we brew when we clean our homes. Green products have been cropping up as people search for safe alternatives. Back before the chemical producers brainwashed consumers things like vinegar, baking powder and borax were used and did the job just fine. There are a lot of simple recipes using these non-toxic ingredients. It's worth looking into.



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

The Beautiful City Of Stratford

By Jeffrey Amos

In the summer, it's nice to get away from the heat of downtown. But not everybody can afford to rent a cottage for a week's vacation. An excellent alternative is to take a day (or two) trip outside of Toronto to one of the many beautiful places our province has to offer. One of my favourite destinations is the beautiful city of Stratford, home of the Stratford Shakespeare Festival which is celebrating its 60th season.

Stratford was originally a railway town which was affected severely by the decline of the railway industry in the mid-1900s. Inspired by the fact that William Shakespeare was born in the town's namesake, Stratford-upon-Avon, England (which also has a Shakespeare festival), Stratford-born journalist Tom Patterson started the Shakespeare Festival in 1953 in a tent on the banks of the Avon River. There were only two plays that first year, however a sign of the success that was to come was foreshadowed by the luck of landing Alec Guinness in the title role as Richard III.

Today, Stratford is a beautiful town that has a lot more to offer both on and off the stage than Shakespeare. First and foremost, the Stratford Festival runs from April to October each year in four theatres, and offers Shakespeare plays (of course) but for those who do not like Shakespeare, or like variety, there are various other shows to see. This year I have visited Stratford twice and have taken in The Pirates of Penzance (by Gilbert and Sullivan) and The Matchmaker (by Thornton Wilder), both excellent. In past years, I have seen plays and musicals as diverse as Who's Afraid as Virginia Woolf, Kiss Me Kate, Hosanna and of course some Shakespeare productions like Measure for Measure. Plays run from Tuesday to Sunday. In addition to the plays, the streets are lined with beautiful shops and excellent restaurants to fill your time before and after your show. I have a particular affinity for the Rocky Mountain Chocolate Factory (where you can blow your diet and get chocolate-dipped cheesecake on a stick), and the Scottish Shop (tartans anybody?). But there is something for everyone. Also, the Avon River is lined with beautiful parks where

you can see the majestic swans that are the symbol of the city. If it suits your fancy, sit in the park and take in a good book before your show.

Stratford is located in southwestern Ontario about 150 km Southwest of Toronto, west of Kitchener/Waterloo. The drive takes about 90 minutes in good traffic. For those without a car, Stratford can be reached by Via Rail directly from Union Station. Due to the timing of the trains you will likely have to stay overnight – but fear not, Stratford is filled with beautiful bed and breakfasts where you can spend your overnight stay in comfort and hospitality.

So – if you want to take a trip this summer but want to keep it within the budget, I strongly suggest taking a trip to beautiful Stratford. You will not regret it and likely you will become a repeat visitor.

Please consider the following websites for more information: Stratford Shakespeare Festival (www.stratfordfestival.ca), Visit Stratford (www.visitstratford.ca)

CLASSIFIED

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email mosmo@sympatico.ca

FOR SALE

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Pets Who Wet

Many of the non-pet-owning residents of 40 Homewood enjoy having these animals around the building. This is especially true of the many friendly and cute dogs since they are the most visible pets. (The Newsletter is trying to publicize non-canines as well.)

Unfortunately, a chronic problem is the difficulty in training some residents to manage their pets according to the rules which are set to allow all residents to enjoy the building and the grounds without foul smells or browned grass or nasty things to slip on.

During the recent period when we had no front-door access, the grass in the back became badly spotted due to bladder issues. A couple of years ago, the bricks and mortar outside the front door had to be repaired due to dogs only being taken out for relief when they were desperate. There have even been recent incidents of dogs defecating on hallway carpeting without the owners cleaning up after them.

A dog area was rejected last year by the board due to concerns about maintenance, cost, smell, and possibly little effectiveness (that is, would it solve the problem of those who flout the rules?).

After all, just south of our property is Montague Parkette where residents may take their dogs. (Not to mention Allan Gardens.) It's also noted that the owners who allow their dogs to misuse the property usually appear to not be the frail elderly, nor do their dogs appear to be so.

Any ideas? Ideas sent to newsletter40homewood@gmail.com would be appreciated.



Pigeons

Residents may be amused (or exasperated, perhaps) to read a bit from an 18-year-old 40 Homewood newsletter. At the time, the newsletter was called "**Take 40**," and this is from the 1994 edition:

"Residents have been requested for years to refrain from feeding these creatures, but to no avail. I believe the majority of residents would respond that they do not want a certain small group carrying on these practices at 40 H. Of course, there would be nothing to prevent them from pursuing these activities at Allan Gardens, the perfect location.

"...Pigeons, whether or not they spread disease, are filthy creatures who leave messes wherever they go (and the more you feed them, the more they go)...Feel fortunate if you have not received a regular deposit on your balcony, or worse, on your person."

The more things change, the more they remain the same!

Recently, several residents have reported sightings of hawks. One saw a hawk on her balcony, another saw four hawks circling, and another saw a hawk eating a pigeon on an uninhabited balcony. Perhaps the bigger birds will scare the pigeons away.





Red Dots for “No Junk Mail”

The Green Committee has tried to initiate a Red Dot Campaign for those residents who do not wish to receive junk mail (mail that is not addressed to you) in their mailboxes. It cuts down on our garbage costs and helps to save the environment.

It is very simple, just place one of the forms (shown below) in your mail box. The forms had been available in a plastic container under the notice on the bulletin board but it appears that someone has been trying to sabotage the effort and 20 or more of the forms are not there the next day. It is unlikely that 20 people had used them. As they disappear so fast, you now have the option of cutting out the one below for your use.



The Newsletter Committee would like to announce that Jeff Amos is joining our Committee. He will be writing feature articles for us.

Welcome, Jeff

Newsletter Editorial Committee

Jeff Amos

Maureen Houlihan

Charles Marker

Martha McGrath

newsletter40homewood@gmail.com

**I DO NOT WISH TO
RECEIVE JUNK
MAIL IN MY MAIL
BOX**