



HOMewood

Community Newsletter

September, 2012

Hope you had a
HAPPY



September 3, 2012



September 16/18, 2012

Yom Kippur

September 25/26 2012

4☺ Turns 4☺

The Social Committee are looking for
VOLUNTEERS to help on the day of
September 22nd to set up the room.

We get together at 11:00 am to do our set
up.



Turns



Anniversary Dinner

Saturday, September 22, 2012

5:00 pm – 10:00 pm

Recreation Room

Please join your neighbours in
celebrating 40 Homewood's 40th
anniversary. Dinner will be catered by
Absolutely Famished and there will be
live entertainment.

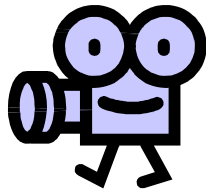
See the notices on the bulletin boards to
view the menu.

Tickets available in the office from
Thursday, August 23, 2012

\$22.00 Early Bird special until 4:00
pm Friday, September 7, 2012

\$25.00 Regular Price from Monday,
September 10 to Wednesday,
September 19, 2012

As this is our **RUBY** anniversary feel
free to wear your best **Reds**.



Don's Movies For September

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

Thursday, September 6
IN THE GOOD OLD SUMMERTIME (1949)
Judy Garland, Van Johnson

Friday, September 7
SUMMER STOCK (1950)
Judy Garland, Gene Kelly

Thursday, September 13

COME TO THE STABLE (1949)
Loretta Young, Celeste Holm

Friday, September 14

GENTLEMAN'S AGREEMENT (1947)
Gregory Peck, Dorothy McGuire, John
Garfield

Thursday, September 20
COVER GIRL (1944)
Rita Hayworth, Gene Kelly

Friday, September 21

ZIEGFELD GIRL (1941)
James Stewart, Judy Garland, Lana Turner,
Hedy Lamarr, Tony Martin, Dan Dailey

Thursday, September 27
SHADOW OF A DOUBT (1943)
Joseph Cotton, Teresa Wright, Hume
Cronyn

Friday, September 28
VERTIGO (1958)
James Stewart, Kim Novak

Pet of the Month



Pepper



Pepper is a 14 year old miniature schnauzer who, like many other residents, thinks that 40 Homewood is an excellent place to spend his golden years.

He was rescued from an animal shelter when he was one year old. Pepper loves to go out for walks, although most of the time you will see him being carried home.

Pepper tends to be a very finicky eater so he loves some parmesan cheese sprinkled on his food each night. If you see Pepper out for a walk, stop and say hello to him and his owner, David Jacobs.





YOGA CLASSES

Five Classes in a Meditative Hatha
Yoga Flow
taught by Danielle Gault and
Offered Free

Dates: Wednesdays - September 19 and 26;
October 3, 10 and 17
Time: 6.30 - 7.45 p.m. Rec Room

Must sign up by email to Danielle so she can
provide the list of attendees to the
Management Office which she is required
to do. For signing up and/or questions,
please call Danielle at 905-844-2495 or
email her at:

dgault@wellness-training-services.com

*See more details on bulletin board posters
(mailroom, laundry room, website)*

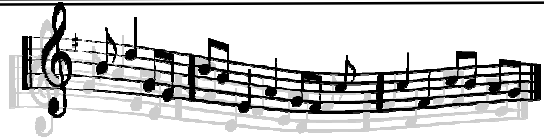


Cabbagetown Festival

Saturday, September 7th, 2012
Sunday, September 8th, 2012 pm
Parliament Street closed from Wellesley
to Gerrard.
Carlton Street closed from Parliament to
Berkley



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



Take a break. Hear the music. Bring a lunch.

By Connie Dilley

Leave the stress of the day behind. Boasting
the largest pipe organ in Canada,
Metropolitan United Church offers free
organ recitals in the 19th century church at
the corner of Church and Queen, every
Thursday beginning September 13. Noon at
Met, running from 12:15 to 12:45 p.m.,
presents a chance for people working or
residing downtown to switch gears, relax
and enjoy the beauty of the music during
their lunch break. Concerts feature organists
and, occasionally, singers and
instrumentalists. All are welcome, regardless
of religious affiliation.



New Sherbourne Bike Lanes

As many residents will know, new,
separated bike lanes are being installed on
Sherbourne Street. This project began in
late July and should be done (from Bloor to
Front) by November.

The curbs separating the motor traffic lane
from the bike lane are "mountable" and
especially made so that Wheel-Trans
vehicles can easily cross over. North of
Gerrard, the separating curb will be
rounded concrete and very obvious to any
car that drifts over. South of Gerrard, the
bike lane will be raised and at level with the
sidewalk. A sloped curb will be accessible to
Wheel-Trans vehicles and others, such as
ambulances.

Garbage Bin Enclosure

The newly-built garbage bin enclosure outside the back door may be operational by the time of this Newsletter's publication or it will be soon after.

The filled, closed and locked garbage and recycling bins will be stored inside until the pickup days.

The "bulk" trash will also be kept inside the enclosure. Residents will be able to put things in the bulk area when the enclosure is unlocked: from 9 a.m. to 7 p.m. each day.

"Bulk" consists of very large items (such as mattresses and furniture) that will not fit in the regular garbage bin in the recycling room. Construction and renovation material is to be removed from the property by the suite owner or contractor, not placed in the bulk area.

The board and management are hoping that this investment will cut down on smells, litter, unsightliness and noise for west-side residents, as well as those from the east side.

Pool and Recreation Room Patio

We will be purchasing a barbecue this autumn (at a hopefully discounted end-of-season price!) to be used next season for individuals who wish to barbecue on the patio. Procedures and booking arrangements will need to be created. In conjunction with this, the board has decided that next year's Landscaping Project Area will be the patio (and whatever additional areas can be afforded).



Fire Alarm System

The fire alarm project is nearing completion. The second-last step is finishing the testing and getting Fire Department approval through their inspection and then publicizing the new protocol for procedures in the event of fire (or false alarms).

The last step, installation of the crown moulding in the hallways (to cover the wires), will then be done. (The material is on-site awaiting the above approvals.)

The old "Xtendalarm" system had not been working for a few years, so there was no alarm that reached into the bedrooms at a noise level sufficient to wake a sleeping person. The new system is designed to meet that requirement.

Along the way, there was also the required replacement of the fire doors on all the electrical rooms. Mainly, these are the rooms in each hallway between the 05 and 07 units. Also replaced for fire safety were the windows between the gym and hallway and the doors to the new library.

All told, nearly \$400,000 was spent from the Reserve Fund for these solutions.

For both 40 Homewood's board and management and for the Fire Department, a part of the momentum for accomplishing these improvements was the disastrous St Jamestown fire two years ago.

Board, management and Fire Department also have focused more carefully on hoarding in relation to fire safety. Hoarding may be an individual problem, but it can also be a community problem when the safety of others is at risk due to suites and balconies filled with burnable material.

Green Committee Page



Recycling of organics: the Green Bin

When the Green Bin Recycling (for “organics” or “compostables”) was inaugurated here three years ago, we were one of the first big multi-residential buildings to be included in that program. Roll-out of this service to more buildings has slowed, so we are lucky to be able to divert some of our expensive garbage collection to this cost-saving recycling.

Many of the items that DON'T go in the green bins are pretty obvious: vacuum bags, dryer lint sheets, plastic wrapping, etc.

And many of the things that DO go in, such as food scraps or waste are also not surprising.

Some items that DO go in the green bins may surprise: coffee grounds AND the filters, soiled paper towels and tissues, house plants AND soil, and animal waste, including kitty litter.

Lots of recycling information can be found on our website, including links to the City's posters about “dos and don'ts” for the green bin.
<http://40homewood.org/home/about-us/recycling-and-garbage>

With the Green Bin Program, the City of Toronto is targeting organics which otherwise make up 30% of the waste filling our landfill. So it's not just a good idea for our condo budget but also for the City's landfill and the overall environment. The material is converted into clean, rich compost through a series of processes.

Although throwing plastic baggies and packaging into the green bin is not good

because too much plastic causes serious quality problems at the processing facility, the mechanisms there are designed to remove the plastic bags you use to line your kitchen organics containers. So: use a plastic bag to wrap your organics, but don't throw in any extra plastic wrappings.

The Green Committee will be present and able to answer further questions about Green Organic Recycling during the Clothing Drive on Saturday morning, September 22.



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.

Green Committee Page

Cont'd



Used Printer Cartridges

Since our Yogurt campaign was such a success the Green Committee has again decided to team up with Terracycle® to collect used printer cartridges. We will be paid to recycle our cartridges (25¢ each).

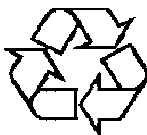
Proceeds from this program will be donated to the same charity that we used for the yogurt campaign, Allan Gardens Food Bank which operates out of St. Luke's United Church, 353 Sherbourne St. at Sherbourne and Carlton.

Let's try to make this campaign as successful as the yogurt was and the Tassimo seems to be doing.

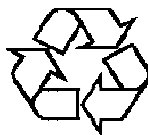


Please don't put incandescent light bulbs and broken glass in the bin for

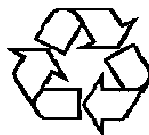
fluorescent tubes. People removing the tubes could cut themselves on shards of glass.



Reduce



Reuse



Recycle

Thanks!



Due to an oversight last month, we neglected to thank the people who worked so hard to make our yard sale a big success.

Thanks go out to Social Committee members, Martha MacLachlan and Robert Richard for the co-ordinating.

Biggest thanks to Daniel Cooper, whose help was very valuable. Daniel carried all the tables from the building to Montague Park next door. **THANKS Daniel.**



The Barbeque on August 12th was a big success with over 70 tickets sold.

Thanks go out to the Social Committee and volunteers: Also to Mark Dage who sold the tickets for us.

Martha MacLachlan
Robert Richard
Candice Green
Helen Knight
Joseph Hagger
Gilles Bouffard
Brian Brenie
Gus Kieley
Stephanus Greeff

I hope no one's name was missed. If so, thank you too..

President's Letter–

by Brian Brenie

This month I want to thank our Social Committee for a wonderful bar b que and moving right away into preparing for the 40 year celebration we are going to have on September 22 starting at 5pm. YCC75 turns 40 years old this year and I am so looking forward to meeting many of the current and former residents and owners at this event. Tickets are now on sale at the office.

I hope you have noted the Security desk is now almost complete and the Security staff are using it and have moved out of the B1 room they had been occupying over the past few months. The lobby renovations are almost complete with just a few touch ups remaining. We are now looking at the purchase of furnishing for the lobby and meeting room space. The B1 library and laundry room tv rooms are getting their final touches as well. Once construction is complete we'll start re-assembling the new library for everyone's use.

Next to be renewed is the rear lobby where we'll be installing new ceiling tiles, lights and floor tiles. This should all be completed by the end of September. Watch for notices of the space being closed while construction is under way. This will impact anybody using the rear entrance for deliveries or depositing recycling or compostable refuse for example. We will try to have the passage shut down for a minimum number of days inconveniencing you as little as possible. Bear with us just a little longer.

Our rear garbage bin enclosures are being completed and should be operational shortly. We're just awaiting some locking mechanism to help prevent the sliding doors from rattling in the wind as others who

have installed such enclosures advised us to do. These enclosures will house all the bins which are not in the Recycling Room and will also have a whole covered area for bulk garbage allowing us to permit residents to place bulk garbage out for longer hours each day. Lastly, the new fence has been installed. It makes such a difference to the front of our property.

Your Board has been very busy since the AGM in June. We have had monthly meetings and many more ad hoc meetings on various subjects. We've met with cable television suppliers as our cable contract ends on December 31, 2012. We thank all those who shared their ideas and hopes about what we should do for the future, and we will be communicating more as we progress. We have to examine our management contract as the current contract ends at year end. We will be meeting the Reserve Study Engineer shortly to start developing the new Reserve Plan due this year. Our 40 year old building is showing its age in various areas and the Property Manager and staff have been dealing with these problems along with the major construction project we have going on.

If you have any questions or comments please know that you can always send an email to Board40H@gmail.com. This email forwards your message to every Board member instantaneously.

Let's Talk.



A good way to get to know your neighbours and encourage more of a sense of community in the building is to talk to each other in the elevators.

It can be your vertical sidewalk.



Squirrels

Many residents, especially those who park cars in the underground garage, know that there is a problem with squirrels in the garage causing damage to cars as well as to pipe insulation, etc. Although they should stick to their nuts, they seem to like chewing anything!

Besides a sort of vandalism damage (scratches and rips), there could be a serious safety issue when they chew through the brake lining of a car.

Management and board are seeking ways to prevent squirrels from entering the garage. It's suspected that they mainly get in under the doors at the bottom of the four stairwells that go from above ground to the underground parking areas. Some fixes to those spaces have been attempted, but since they are fire protection doors, to do the concrete work and fully replace the doors would be extremely expensive.

Other prevention methods are being sought and experimented with.

Meanwhile, we have contracted with a professional pest control company that has placed some cages in the garage areas. These will capture a squirrel without killing it. The pest control company comes to remove the squirrel and cage. They release the animal in an appropriate space. If you see a squirrel in a cage, the squirrel can see you, too, so your presence will agitate the squirrel more than just his being captured.

Of less seriousness but still a concern is that squirrels do eat or damage some of our plants and flowers. We all pay the bill for those, hoping to achieve a touch of beauty.

If residents will refrain from feeding squirrels, that will contribute to the protection of individuals' cars as well as condo corporation property.

Compliance Issues and Options

By Maureen Houlihan

Under the *Condominium Act*, 1998 the Board of Directors has a statutory obligation to enforce the terms of its Declaration, By-laws and Rules. At 40 Homewood we try to focus on prevention and increasing awareness by a variety of methods including 1) making relevant documents readily accessible to residents through the office and website; 2) newsletter articles and elevator rule reminders; 3) postings on Channel 13. Despite these efforts it is inevitable that there are instances of non-compliance with a wide range of resident obligations.

When a complaint is received the first step is to determine the validity of the complaint. The challenge here isn't to determine that there is a problem but to ensure that the source of the problem has been correctly identified. For example, we all know that noise often travels "in mysterious" ways. In many instances once the source is figured out and staff talk to the offending owner, there are no further incidents. Management may call, meet with the owner to discuss the incident or write to explain that there has been a complaint. The approach will depend on several factors including the seriousness of the incident and whether the owner lives in the building.

If the offending conduct is not resolved, a more forceful letter to the unit owner or resident is warranted. This letter will typically include details on the specific breach of the Declaration, By-laws and/or Rules. The owner will be reminded of the Board's legal obligations to enforce Rules and if compliance is not achieved the matter will be referred to the Corporation's lawyer and if there are subsequent legal fees incurred to secure compliance, they will be charged back to the unit.

If this step isn't successful the situation may escalate to the lawyer becoming involved and a letter will be sent that also outlined the infraction details but includes more specific information about potential cost to the owner. During the entire process it is important that property management keep good records and that owners' complaints contain as much specific information as possible.



If the offending conduct is likely to cause injury to an individual(s) or cause damage to property, it will be possible to proceed directly to Court to obtain a compliance order. Where these circumstances aren't present, under the Condominium Act the corporation is required to proceed through mediation and then arbitration. This is a very difficult decision to make since it involves consider cost to the corporation without the option of recouping legal fees. It is fiscally prudent that all avenues of ensuring compliance are explored before legal expenses are incurred. Examples of cases where the condo would go straight to court include:

- Excessive belongings in a unit or on a balcony (no one wants to experience the fire that occurred at 200 Wellesley!)
- Lack of replacement or repair to unit plumbing fixtures that is likely to lead to water damage in neighbouring units
- Unsafely installed appliances or equipment that may lead to electrical fires
- Any violent or harassing behaviour that threatens the safety of residents or staff

In cases where there are health and safety considerations appropriate authorities, including the public health, fire services or building code officials, may be called in to inspect or offer expert advice. Where a person's ability to comply with rules is due to lack of capacity or poor health referrals to appropriate supports or contact with emergency contacts will be the first step.

At the end of the day each situation is unique and a tool kit of education, communication, referrals to appropriate support services and expert advice are at our disposable and need to be used as appropriate.

The Toronto International Film Festival

By Jeffrey Amos

One of the great things about living in a city like Toronto is that there are many chances to take advantage of the numerous events that the city has to offer. In the last couple of months, we have seen Pride, Taste of the Danforth, and Buskerfest. The next big event on the city's

calendar is the Toronto International Film Festival (TIFF).

Founded in 1976 as the Festival of Festivals, TIFF has evolved into one of the world's major film festivals and is viewed as second only to the Cannes Film Festival in importance. Much of this has to do with the timing of the festival, which always starts the weekend after Labour Day (The 2012 festival runs from September 6-16.) This allows many of the studios and directors to premiere the films that they hope will be Oscar contenders. Such major hits as *Slumdog Millionaire*, *American Beauty*, and the *King's Speech* had their first major success at TIFF.

TIFF has been so successful that a permanent headquarters with theatres, the Bell Lightbox, opened in 2010 on King St. West., containing 5 theatres which show movies year-round. The festival is centred around this complex, but is so large that is also shows films at other venues such as Roy Thompson Hall and two other multiplexes downtown. The closest venue to 40 Homewood is the Ryerson Theatre at 43 Gerrard St. E., which is within walking distance.

Although in recent years celebrity spotting has often overtaken the films themselves as the focus of the media, the films remain the reason to attend the festival. This year, many films are having their first major exposure at the festival. These include such films as *The Master* by Paul Thomas Anderson (starring Philip Seymour Hoffman) and *Argo* (Ben Affleck's third effort as Director). However, there are many other options including foreign films and films on a smaller scale. Each person can review the program and schedule and decide what would be the best choice for them.

If you are interested, please visit the festival's website at www.tiff.net. Single tickets go on sale September 2 for \$19.69 (premium tickets \$38.27) and are best bought online, although they are available by phone or at the box office at 350 King St. W. Come be a part of an event where Toronto shows off to the world...and enjoy a good movie while you're at it!

A bicycle can't stand on its own because it is two-tired.



Turns



Anniversary Dinner

MENU

Baby arugula salad with cucumbers, red peppers, red onions,
watermelon and feta cheese

Caesar salad

Grilled vegetable medley

Roasted Parisian potatoes

Lemon pepper roast chicken

Salmon topped with a fresh cucumber/melon salsa

Fettuccini Alfredo with shrimp

Vegetarian Swiss chard pie

Watermelon and brownies

Celebratory Carrot Cake

Wine by Donation

Get your tickets fast! See you there!

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