



HOMEWOOD

Community Newsletter

December, 2013



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"BUON ANNO"
"JOYEUX NOEL"
"VESELE VANOCE"
"MELE KALIKIMAKA"
"NODLAG SONA DHUIT"
"BLWYDDYN NEWYDD DDA"
"GOD JUL"
"FELIZ NATAL"
"BOAS FESTAS"
"FELIZ NAVIDAD"
"MERRY CHRISTMAS"
"KALA CHRISTOUGENA"
"VROLIJK KERSTFEEST"
"FROHLICHE WEIHNACHTEN"
"BUON NATALE-GODT NYTAR"
"HUAN YING SHENG TAN CHIEH"
"WESOLYCH SWIAT-SRETAN BOZIC"
"MOADIM LESIMHA-LINKSMU KALEDU"
"HAUSKAA JOULUA-AID SAID MOUBARK"
"N PRETTIG KERSTMIS"
"ONNZLLISTA UUTTA VUOTTA"
"Z ROZHDESTYOM KHRYSTOVYM"
"NADOLIG LLAWEN-GOTT NYTTTSAR"
"FELIC NADAL-GOJAN KRISTNASKON"
"S NOVYM GODOM-FELIZ ANO NUEVO"
"GLEDILEG JOL-NOELINIZ KUTLU OLSUM"
"EEN GELUKKIG NIEUWJAAR-SRETAN BOSIC"
"KRIHSTLINDJA GEZUAR-KALA CHRISTOUGENA"
"SELAMAT HARI NATAL - LAHNINGU NAJU METU"
"SARBATORI FERICITE-BUON ANNO"
"ZORIONEKO GABON-HRISTOS SE RODI"
"BOLD OG KARACSONNY-VESELE VIANOCE "
"MERRY CHRISTMAS - - HAPPY NEW YEAR"
"ROOMSAID JOULU PUHI -KUNG HO SHENG TEN"
"FELICES PASUAS-EIN GLUCKICHES NEWJAHR"
"PRIECIGUS ZIEMAN SVETKUS SARBATORI VESLLE"
"BONNE ANNEBLWYDDYN NEWYDD DDADR FELIZ NATAL"
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Merry Christmas

RECIPE EXCHANGE

Butter, Tomato And Onion Sauce For Pasta

Submitted by Martin Banfather

Makes enough for about 1 lb of dried pasta,
or 4-6 servings.

2 lbs (about 16 small) ripe plum (Roma)
tomatoes, or

1 28 oz can whole peeled tomatoes with
their juice, preferable San Marzano

1 medium sweet yellow onion

5 Tablespoons (or 1/3 cup) butter

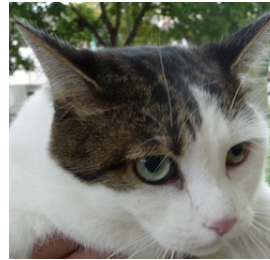
If using fresh tomatoes, peel them: Immerse
for one minute in a large pot of boiling
water: then slip off skins as soon as they
are cool enough to handle. Coarsely chop
fresh or canned tomatoes. Trim both ends
of the onion: peel it and cut in half
lengthwise.

Put the tomatoes, onion, butter and 1¼
teaspoon salt (but not if you're using salted
butter and canned tomatoes with added
salt) in a 4-5 quart saucepan over medium
heat.

When the tomatoes begin to bubble, lower
the heat to a slow but steady simmer.

Cook, stirring every once in a while and
mashing any large bits with the back of a
wooden spoon, until the tomatoes are no
longer watery and the sauce has reduced,
about 45 minutes. The sauce is done when
the butter separates a bit into droplets of oil
and there is no watery liquid. Discard onion
and serve sauce over hot pasta.

Recipe is courtesy of Marcella Hazan. An
Italian tomato sauce with no garlic, no olive
oil, no basil?, you ask. Try it. Thousand of
cooks over dozens of decades have not
been wrong.



Spotty Wisdom

We apologize to
Spotty for making a
typo in his words of
wisdom last month. It should have read:

Cherish every moment we are told, as the
next might not be.

This month he says:

Let honesty be our name, not our game.



Holiday Hours for the Management Office

The Management Office will be closed
on the following days:

Tuesday, December 24, 2013 - **open**
until 12:30pm, then closed

Wednesday, December 25, 2013

Thursday, December 26, 2013

Tuesday, December 31, 2013 - **open**
until 12:30pm, then closed

Wednesday, January 1, 2014



Pet of the Month



Piruska



Piruska Elizabeth Nkolo Ober-Defant arrived in Toronto in the early 2000's with the Concorde on a private flight from Paris. This led to media speculations that she is from French origins, but this was later denied by the then French President. It is now widely accepted that her mother was a Persian princess who had a brief, but very passionate, affair with a South African noble man.

Piruska has now presided in Grand Palace de 40 Homewood for 10 years and during her stay has made several high level visits to world leaders to discuss, among other matters, the world climate disaster; equal rights for all people with a special focus on gay marriage; and Corruption as an economic, social and political problem. Earlier this year she launched her beauty range for cats called SMARTcatINCORPORATED™ and she's planning to fly to Genève, Switzerland, soon to acquire the biggest diamond in the world, The Pink Star of Africa, with an estimated value of \$100 million.

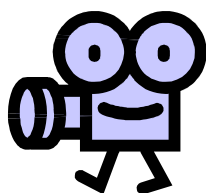
In her career as a cat activist and mother of the nation, she attended Obama's inauguration, (declined to be at Harper's swearing in), and was also there to cast her executive vote to ensure that Toronto got the Pan American games. Now in her late cat-seventies, she spends a lot of time collecting rare stamps from all over the globe with the intention to eventually sell them for charity; visiting rare museum exhibitions; ensuring that residents in 40 Homewood recycle effectively; and she's in the process of completing her second PhD in the perception of landscape and space.

Piruska can be contacted on her private cell number 416catsrockandrule and she encourages all living creatures to "love your neighbour, love yourself." Call her today to come & share a warm conversation over a cup of tea and her home baked cheesecake at her home with Andreas and Randall. She's eager to specifically share all her positive impressions on Haida Gwaii, the most beautiful place on the earth, that she visited in BC during a recent fact finding mission on the Haida First Nations.

Post Scriptum: During this interview conducted on the 7th floor, Piruska encouraged the interviewer to ensure that he works on his life, after she detected that he uses a lot of negative words and has puffy eyes from not getting enough quality sleep. She ended the interview with these words of wisdom: "If we want to change things, we must first change ourselves. If we want to play - if we want to change the world - we must first show up on the field to score".

worldAIDSday

December 1st, 2013



Don's Movies For December

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

Friday, December 6

Vincente Minnelli's

THE CLOCK (1945)

Judy Garland, Robert Walker

Thursday, December 12

Alfred Hitchcock's

THE LADY VANISHES (1938)

Margaret Lockwood, Michael Redgrave

Friday, December 13

THE LADY VANISHES (2013)

Gemma Jones, Tom Hughes

Friday, December 20

THE SONG OF BERNADETTE (1943)

Jennifer Jones, Vincent Price,

Thursday, December 26

IN THE NAVY (1941)

Bud Abbott and Lou Costello,
Dick Powell, The Andrew Sisters

Friday, December 27

KEEP 'EM FLYING (1941)

Bud Abbott and Lou Costello,
Martha Raye

BRAIN TEASERS

Can you answer the following?

I am pronounced as one letter, but written with three, only two different letters are used to make me. I'm double, i'm single, i'm black, i'm blue and gray. I'm read from both ends and the same either way.



Recycling after Christmas.

Don't forget you can recycle:

- GREETING CARDS AND ENVELOPES (NO ATTACHMENTS OR FOIL INSERTS)
- GIFT WRAP (NO FOIL OR RIBBON)
- FLATTENED CARDBOARD BOXES



Christmas Tree Disposal

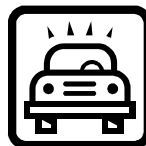
Some residents will have natural ("real") Christmas trees for the festive season.

The City of Toronto will pick up trees after the holidays and when the right time comes, people should place their bare trees just outside the garbage shed on the grass to the north of it.

Please don't wrap the tree in a plastic bag.



Visitor Parking Passes



As the office will be closed for a few consecutive days, it is suggested that you get your Visitor Parking permits early in order to avoid a rush at the last minute.



Holiday Dinner

**Sunday, December 8th, 2013
5:00 pm to 9:00 pm
In the Recreation Room**

**Tickets available in the office
\$25.00**

MENU

**(catered by the fabulous ABSOLUTELY
FAMISHED)**

- ◆ Mixed greens tossed with cucumber, red pepper, red onions, raisins, dried cranberries, sunflower seeds and mandarin oranges
- ◆ Roasted and steamed vegetable medley
- ◆ Roasted mashed turnip with butter and cinnamon
- ◆ Creamy mashed potatoes with fresh herbs
- ◆ Roast turkey breast served with cranberries and gravy
- ◆ Stuffing with dried fruit
- ◆ Baked salmon topped with a yogurt tarragon caper sauce
- ◆ Vegetarian root vegetable pie with cranberries in puff pastry.
- ◆ Brownie Platter
- ◆ Festive Cookie Platter



A November Visit

by Jean Walker

In November, we had a surprising visit from Douglas Smith! "Who?" you might say.

Doug was among the first owners of 40 Homewood. A licensed engineer, he became one of the early board members along with David Middleton, Malik Bashir and others who changed a new apartment building into Canada's "First Downtown High-Rise Condominium."

The accomplishment of these board members and others led to the registration of our homes as a condo to meet legal requirements.

This pioneer group also corrected problems resulting from the developer's construction of the building. They had to break openings from the halls to reach faulty plumbing in each unit to correct them. They made changes to the roof so it was durable for many years.

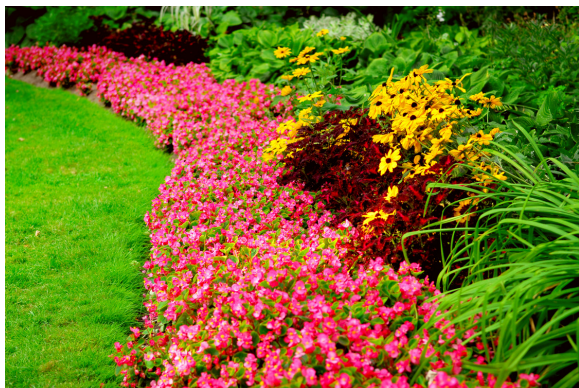
Doug was instrumental in establishing our own TV system, which still exists and is now run for us by Stubbs Communication.

Thanks for everything, Doug, David, Malik and the rest of the pioneer board members and owners.

Budget Mail-Out

The detailed budget will be mailed to all owners by early in the week of December 2nd.

"Buon Natale"



Landscaping Plans

by Timothy Oakes, chair, Five-Year Planning Committee

* What is our plan for annuals next year?

Annuals form part of our landscaping budget every year. Our longterm goal is to increase the amount of perennials to reduce our annual landscaping budget. The initial cost of the perennials is higher but saves us money over the years. Annuals will be planted in all of the beds on the property to complement the perennials and provide extra color.

Many people complained this year of the lack of annuals and color. Unfortunately, we had no control over the situation. The high amount of rainfall early in the season drowned most of the annuals, and we had to remove them, as did many area buildings.

* What is the next step in our landscaping design plan?

The plan for 2014 is to plant extensive shrubbery at the front of the building between the main entrance and the north corner of the building. This is a very shady area with a lot of tree roots and will require fairly extensive prepping of the soil and drainage. We also plan to finish the island in the rear driveway with a colorful mix of annuals and perennials.

Our next area for 2014 is the pergola in the front courtyard. The current bowl planters in front of the building will be placed under the pergola and planted in the spring. We also

intend to enhance the architectural features of the pergola with arches, pediments and finials. Vines have been planted which will eventually grow up and over the pergola frame.

Lastly, we plan to remove the large and unsightly satellite dish on the southwest corner and move all communication hardware to the roof.

* Will our irrigation system do a better job?

This is an ongoing problem which we are addressing each year in the areas we have scheduled to work on by replacing old piping and sprinklers. Part of the problem lies in the grade of our property, which slopes downward from the north to south.

Other problems include poor drainage over old portions of the garage roof, such as the south garden on the main entrance walkway. This year we did extensive modifications to improve the drainage and will continue to do so as the need arises

You will likely notice by the time this newsletter comes out that all of the trees on the property have been pruned. We have engaged the services of an arborist and plan to have the trees pruned at least once every two years to improve the overall appearance of our property, permit more sunlight on the gardens, and avoid damage during windstorms.

We are so fortunate to have such a large and welcoming green space. Our goal with the current five year plan is to transform the green space into a more pleasing and cohesive design with plenty of areas for residents and guests to enjoy it.

Feliz Navidad!

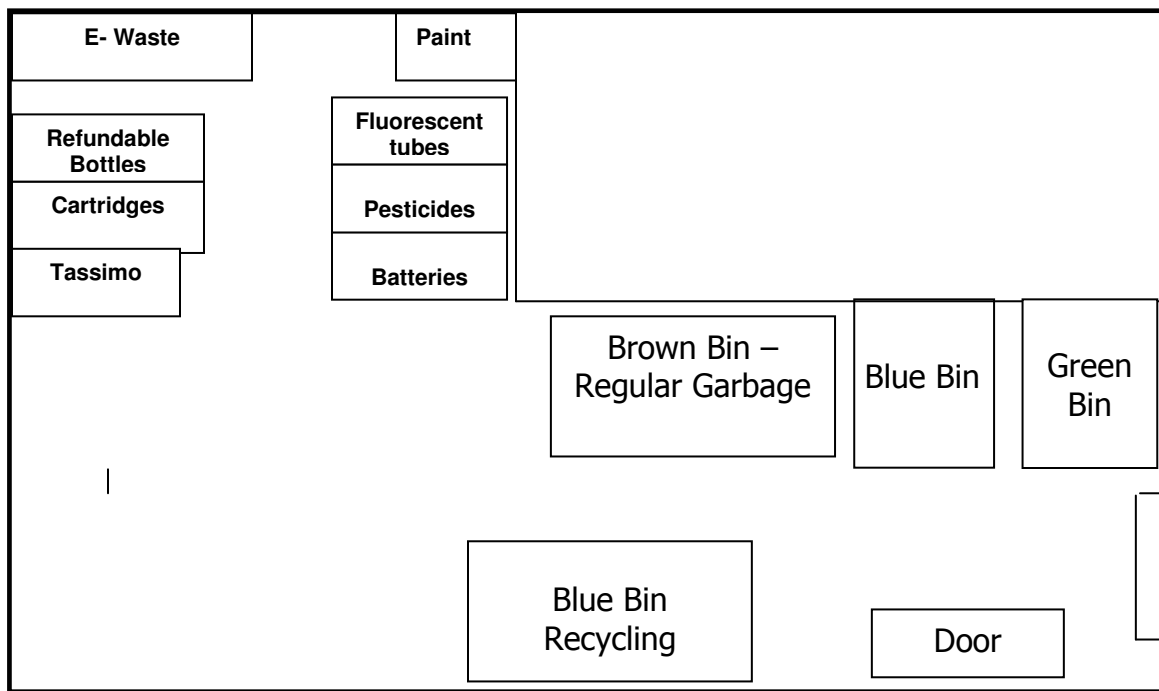
See What's Going On In The “Back Room”

Residents new to the building may not yet have discovered that the Recycling Room is an L-shape. When you enter, you're in the bigger part of the room with the large bins. Turn left, then right and you'll enter the “back room,” which we sometimes call “the annex” or the “alcove.”

Take a look around there and you will find boxes and bins for the deposit of:

Tassimo (coffee) T-discs (these go to TerraCycle)
Printer cartridges (these also go to TerraCycle)
Refundable alcohol bottles (these go the Beer Store)
E-waste - electronics for special City pickup
Paints and other toxic substances (to the toxic dump)
Flourescent lights (to the toxic dump)
Pesticides (to the toxic dump)
Batteries (to the toxic dump)

Here's a diagram. Take a look around in the “back room”



2014 Budget Update

Owners will receive copies of the 2014 budget during the first week of December.

Below you will find the 2014 common element (maintenance) fees for the units, showing the dollar increase from 2013.

These fees reflect an overall increase of 1.79% (compared to 1.99% last year and 2% the year before). The major cause of the 2014 increase is the need to bolster the Reserve Fund with an additional \$78,000 for future capital projects.

Parking fees will be unchanged.

2014 Common Element Fees YCC 75

| <u>Unit Type</u> | <u>Suite Numbers</u> | <u>2013</u> | <u>2014</u> | <u>Increase</u> |
|--------------------|--------------------------------|-------------|-------------|-----------------|
| Small Bachelor | 05, 11, 105, 107 | \$270.12 | \$274.94 | \$4.82 |
| Large Bachelor | 08, 10 | \$346.24 | \$352.43 | \$6.19 |
| Small Monette | 09 | \$325.37 | \$331.18 | \$5.81 |
| Large Monette | 07 | \$401.49 | \$408.67 | \$7.18 |
| Small One Bedroom | 03, 06, 12, 103, 106, 108, 112 | \$405.18 | \$412.42 | \$7.24 |
| Medium One Bedroom | 102 | \$475.16 | \$483.65 | \$8.49 |
| Large One Bedroom | 04, 14, 15, 104, 109, 110 | \$524.28 | \$533.64 | \$9.36 |
| Small Two Bedroom | 16, 17, 111 | \$493.54 | \$502.40 | \$8.86 |
| Large Two Bedroom | 01, 02, 101 | \$606.38 | \$617.21 | \$10.83 |

10 Years Living With Prostate Cancer

For an article about our former neighbour, Bob Leah, about his 10 years (and counting!) living with prostate cancer, see the articles page on our website.

<http://40homewood.org/information/articles>

Joyeux Noel

New Year's Eve Celebration

Don't sit alone on New Year's Eve, join some of your neighbours in the Recreation Room to see in the new year. Don "The Movie Man" will show "GIANT" with Rock Hudson, Elizabeth Taylor and James Dean beforehand. Refreshments and prizes will be available. Watch the bulletin boards for more information.



Elevator Modernization

Ian Hambly, the project manager for our elevator upgrade, has presented a view of the work involved and the improvements expected in modernizing the elevators, which begins in February. The \$700,000 cost of the project will come from our Reserve Fund (the money is there!). The project will require one elevator at a time to be “down” over 10 to 11 months. That will result in some inconvenience for all of us. But in the end, we’ll have great improvements.

Ian is willing to schedule another open meeting just prior to the work beginning for those who were not able to attend the recent presentation.

In the meantime, all are welcome to send questions to the board:
board40h@gmail.com

Are You A Snowbird?

Even if you are not an official, all-winter snowbird, please leave a working phone number and email address where you can be reached by the office. The office will not harangue you but should be able to reach you for something important.

If you’re going to be away even for a short time, please please disconnect your alarm clocks. Residents have been complaining about alarm clocks that can be heard from who knows where.

If you use an alarm, please set the volume at the lowest level needed to wake yourself from your beauty sleep.

Remember to disarm the alarm when you’re away.



Questions to the Board or Management

Budget topics

Question: Why is there a 100% increase for “Guest Suite Income”?

Answer: Every month, we send our unaudited financial information to Brookfield head office, the company that manages our building. Their accounting department enters the information and they set up the names for each budget line item, not us. Some of their buildings do have guest suites. In our case, our corporation (YCC75) owns two suites on the first floor. Previously we were collecting rent for one of those units, and recently we began collecting rent for both and that is why that line item shows such a big increase.

Question: Why is there a 64% increase in 2014 for “Exterior Repairs and Maintenance”?

Answer: In 2013, we repaired the front walkway and installed planters, benches, BBQs, and patio furniture on the pool level deck. Normally, these expenses would have been charged to the Reserve Fund, but because we had a surplus in the operating budget, the Board decided to pay for these items out of operating.

2014 will be the fourth year of a five year plan to upgrade the landscaping and irrigation systems. A previous Board approved a total budget of \$150,000 to complete this work, and we have been under budget. For 2014, we will be over budget to complete the front of the building including the pergola, and the island in the rear of the property.

Question: Why is so much of our budget dedicated to **utility costs** and are there ways to reduce these costs?

Answer: In new condo buildings, every unit is metered separately for hydro and water. In our

case, there is one meter for the entire building for each utility, as they are included in our maintenance fees. The corporation annually pays for the electricity, heating, air conditioning, hot and cold water, and basic cable services for all units, and for all common areas. It is normal for that cost to range between 45 and 55 percent of the overall budget.

However, we are continually upgrading our mechanicals to improve efficiency, and we will be replacing the windows in the near future with energy efficient ones. By way of the Green Committee, the bulletin boards, and the newsletter, we encourage owners to reduce hydro usage and water consumption, and when doing renovations, to install energy efficient appliances and plumbing.

Question: I know that our recycling costs are “free” (that is, we don’t pay a fee), but how are our **garbage pickup** costs?

Answer: After hitting a peak of \$33,500 in 2009, our recycling programs began in earnest, and for the past four years (and projected for next year) our garbage pickup costs have been between \$16,000 and \$17,000. By contrast, a condo on Bloor near Sherbourne, which has 92 units compared to our 492, also pays \$16,000 per year for garbage! Our residents are good recyclers.

Other topics

Question: Why do we have to fill out another “**Owner/Resident Information Form**”?

Answer: You will receive a new form in the budget mailing if you are an owner. If you are a tenant, your landlord should give you a copy of the form, or you can get a copy from the office.

There is essential information on these forms that we need to have for all owners and tenants. Since people don’t always remember to update the office with changes during the year, we need to refresh all the data at least once a year.

We will be purchasing new software to modernize and make our records more efficient, so we need to make sure that we’re putting “good” and accurate information into the new database.

This info sheet, the new database and the review of fobs outstanding are all part of an effort to improve efficiencies and security. If you want to avoid the risk of fob problems, be sure to fill out the form as soon as possible.

Take five minutes now and save heartache later!

Question: What will be the allocation levels of **fobs**?

Answer: To make things simple, fobs will be allocated as follows: up to four for a two-bedroom unit; up to three for a one-bedroom unit; up to two for a bachelor unit. Additional fobs may be purchased for \$50 at the manager’s discretion.

Question: Why can’t residents who have their own parking spaces park for a while in the daytime in the **visitors parking**?

Answer: We are finding that the visitors parking gets too crowded when that happens so there isn’t enough room for actual visitors and contractors with small vehicles. We’ve asked contractors to park underground rather than out back because out back needs to be clear, too.

The Board is hoping that it does not have to direct the management to spend staff time taking an inventory of cars there and ticketing those who are misusing their parking privileges. That’s time-consuming and expensive for all owners.

If you’re paying for an assigned spot, please use it!



People always have questions about my reindeer. For instance, they want to know why reindeer wear bells. I tell them it's because their horns don't work!!!

FROEHLICHE WEIHNACHTEN!

Telephone and E-mail contacts

| | |
|-----------------------------|------------------------------------------------------------------------------------|
| Office & Security telephone | 416-923-2268 |
| E-mail Site Administrator | yorkcondocorp75@gmail.com |
| E-mail Property Manager | ycc75@esuite.ca |
| E-mail Board of Directors | board40h@gmail.com |
| E-mail website | homewoodweb@gmail.com |
| E-mail Newsletter | newsletter40homewood@gmail.com |
| E-mail Green Committee | 40hgreencommittee@gmail.com |
| E-mail Social Committee | social40h@gmail.com |

Have a Question?

* If you have a question related to your own unit, contact management in the office by phone, email, in person

* If you have a question about the activities, events, plans in the building, watch the bulletin boards (elevators and others) for announcements; check on the website (www.40homewood.org), read the Newsletter regularly.

If you think your question might be one that others would also have, send your question to the Newsletter for the Q. and A. column.

* If you have a question or a concern that you want to be sure the Board of Directors knows about, write to the board:
board40h@gmail.com

* If you have some general questions or specific ones, peruse the website (www.40homewood.org) There are bundles of information there, including links to all the formal documents (the Act, By-laws, Rules,

etc.), forms for use in the building, hours of various amenities, current and archived Newsletters, a list of contractors and workers in different fields.

On the website, you will also find a digital copy of the Welcome Book which has a wealth of information that you may not know.

The website has “menus” (like a table of contents) at the top of the main page, and there is also a search function at the bottom of the main page.

This month's answer to the Brain Teaser is



Newsletter Editorial Committee

Jeffrey Amos

Bruce DeMara

John Kell

Charles Marker

Martha McGrath

newsletter40homewood@gmail.com

December, 2013

| Sun | Mon | Tues | Wed | Thu | Fri | Sat |
|----------------------------|----------|--------------|-----------|-----------------|---------------------------|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| | | | | Social Comm. | Movie <i>The Clock</i> | |
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| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| Bridge | | | Bridge | Movie | Movie | |
| Holiday | | Green | | <i>The Lady</i> | <i>The Lady</i> | |
| Dinner | | Comm. | Five Year | <i>Vanishes</i> | <i>Vanishes</i> | |
| | | Meeting | Planning | 1938 | 2013 | |
| | | | Comm | | | |
| | | | | | | |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| French Conver. Group | Bridge | | Bridge | Movie | Movie | |
| | | | Board | | <i>The Song</i> | |
| | Newslet. | | Meeting | | <i>of</i> | |
| | Comm. | | | | <i>Bernadette</i> | |
| | Meeting | | | | | |
| | | | | | | |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| French Conver. Group | Bridge | | Christmas | Movie | Movie | |
| | | | Office | <i>In The</i> | <i>Keep 'em</i> | |
| | | | Closed | <i>Navy</i> | <i>Flying</i> | |
| | | | | Boxing D. | | |
| | | | | Office | | |
| | | | | Closed | | |
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| 29 | 30 | 31 | | | | |
| | Bridge | New Years | | | | |
| | | Eve Movie | | | | |
| | | <i>Giant</i> | | | | |
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