

40

HOMEWOOD

Community Newsletter

February, 2014



February 14, 2014



**I'm a Groundhog,
not a Weatherman!**

February 2, 2014



**Clothing Drive
Tomorrow**



**Olympic Winter Games
February 7 to 23, 2014**



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



GREAT TEAMWORK

Way To Go to the residents on the lower 6 floors who pitched in to clean up the flood on January 19th when a pipe broke. It makes an incident a lot easier when many hands are at work.

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 outlines 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 an owner's 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 considerable 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 disposal and need to be used as appropriate.





12 Years A Slave

by Jeffrey Amos

Directed by: Steve McQueen

Starring: Chiwetel Ejiofor, Michael Fassbender, Benedict Cumberbatch, Lupita Nyong'o, Brad Pitt (producer in a cameo)

SYNOPSIS: Solomon Northrup (Ejiofor) is a free black man with a wife and two daughters, who works as a carpenter and musician in the city of Saratoga Springs, New York. It is 1841 and although slavery is still the norm in the Southern US, it is an alien concept to Northrup except in his encounters with Southerners travelling with their slaves in the North. He is offered a lucrative two week job as a fiddler in Washington, DC and Northrup accepts, only to be taken to dinner after performing, where his wine is drugged by his employers, waking up in chains. Northrup is part of an ongoing scam to sell free black men and women into slavery against their will. Transported to Louisiana to be sold for work on the plantations, Northrup must do anything within his powers to stay alive, dealing with both a benevolent master (Cumberbatch) and a sadistic one (Fassbender).

REVIEW: I can say without any hesitation that this is the best film that I have seen from 2013 and deserves its multiple Oscar nominations including that of Best Picture. Never has there been a film in which slavery and all its aspects have been put front and centre. Although there have been films about slavery (Steven Spielberg's *Amistad* comes to mind), the experience of being a slave and surviving the inhumanity of it has never been portrayed like this. It actually makes me feel shame when I think of movies like *Gone with the Wind* and *Jezebel* (starring Bette Davis) where slaves are portrayed as joyous but naive servants, even as comic relief.

This movie shows that the experience of a slave is entirely random and arbitrary, subject entirely to the whims of the slave owner. Northrup's first

owner William Ford (Cumberbatch) is a benevolent master, who actually listens to Northrup's suggestions on how to make the plantation run more efficiently and in gratitude purchases him a violin. However, his second master Edwin Epps (Fassbender) is a sadistic brute who feels that his abuse of his slaves is sanctioned by God. Epps and his wife have marital problems, so he sexually takes his slave Patsey (Kenyan actress Nyong'o in an incredible performance) against her will, causing his wife to unjustly blame her (and not her own husband) for the problems in their relationship. This sets up one of the most intense scenes I have ever seen in a film, where Patsey is savagely whipped by both Epps (as his wife eggs him on) and against his will by Northrup (who has no choice due to Epps' gun at his head). In any other context this could be viewed as exploitative, but in the context of the film, it fits perfectly.

Oscar-nominated British director Steve McQueen (who is no stranger to intense subject matter after his previous two films *Hunger* and *Shame*) does a bravo job here. All the performances are excellent, including British actor Ejiofor (nominated for the Oscar for Best Actor) and Nyong'o, who is heartbreaking in her role as Patsey (for which she richly deserves to win the Oscar for Best Supporting Actress). Although this movie is very difficult to watch, at the end I felt immensely rewarded. I strongly recommend *12 Years a Slave* – an incredible movie experience and my choice for the best film of the year.

VERDICT: 4 stars out of 4. ★★★★★

P.S. – I must apologize for not including in my review last month of the Dallas Buyers Club that the director, Jean-Marc Vallée, is Canadian. In fact Vallée, who had critical and commercial success in Canada with the 2005 movie *C.R.A.Z.Y.*, previously had Hollywood success with the *Young Victoria* (2009), a story of Queen Victoria and her romance with her future Prince Albert. That movie was nominated for three Academy Awards, and won Best Costume Design. Vallée is one of many Quebec Directors who have had international success. Most recently, Denis Villeneuve, who directed the Genie-winning *Polytechnique* and *Incendies*, had great success in 2013 with the Hugh Jackman film *Prisoners*. Hats off to our Canadian directors!

Nebraska

By Jeffrey Amos

Directed by: Alexander Payne

Starring: Bruce Dern, Will Forte, June Squibb, Stacy Keach

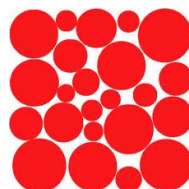
SYNOPSIS: Woody Grant (Dern) is a septuagenarian alcoholic living in Billings, Montana. Due to his lifetime of drinking, he is starting to lose mental coherence and his family, including wife Kate (Squibb) and son David (Forte), are at their wits end and considering a nursing home for him. All is changed when Grant receives a letter in the mail convincing him that he's won \$1 million (which is, in fact, a scam to sell magazines). In his mind, all he has to do is travel to Lincoln, Nebraska, the state of his birth and early life, to pick up the prize money. Woody's obsession starts him wandering and, in a last ditch effort to keep his father from trying to make it himself, David agrees to drive Woody to Nebraska with the hope that it will end his unhealthy fixation. On the way to Lincoln, they stop in the small Nebraska town that Woody comes from, encountering extended family and people from his past. As a result, the journey does not exactly turn out as planned.

REVIEW: Alexander Payne is one of my favourite directors. His films are hard to describe (and hard to review) – they are comedy/dramas, but so much more. Payne infuses his movies with a real moodiness (more so here due to the choice of black and white photography), and mixes moments of sadness with moments of great humour. Although this is the story of a man near the end of his functional life (due to alcohol-induced dementia), it is not a sad story. There are moments of laugh out loud hilarity. Bruce Dern, as Woody, gives an excellent Oscar-nominated performance – this is not an easy part to play, but Dern pulls it off by using silence almost as much as he uses words. A standout performance is June Squibb (nominated for an Oscar for Best Supporting Actress at 84) as his acid-tongued wife, Kate, who gives the movie some of its funniest moments. Will Forte, as his son David, is also good. Much like Payne's 2002 film About Schmidt, Nebraska succeeds in putting together all of these elements into something that works on so many levels. I strongly recommend the Oscar-nominated Nebraska: beautiful to look at,

excellent performances, and a story full of wit and wisdom.

VERDICT: 3 ½ stars out of 4.

★★★½



Red Dots for “No Junk Mail”

For the last few years, the Green Committee has designated February as “Red Dot” month. This is a campaign conducted by Canada Post to help people avoid getting unnecessary junk mail, therefore causing less garbage.

Red Dot forms can be picked up from the Management Office.

If you wish to stop receiving junk mail (mail that is not addressed to you), you may place a request form in your mailbox.

It's important that your form be seen by the mail carrier on the other side of the wall, so make sure you put the form (“No junk mail, please”) as far into the box as possible. You may even wish to use a little tape so that it doesn't fall out or blow away.

When the the form is seen, the mail carrier will affix a red dot



Pet of the Month



Timber

A Friend Indeed



Timber, a pure bred Golden Retriever, is the life-long companion and best friend of Taras, who lives in our building. He is a friend to all residents and even to fellow critters that live at 40 Homewood Ave.

He was born on February 14, 2006 and will soon be 8 years old. Since he's a Valentine's baby, it's no surprise that he's so full of love and affection. He makes friends with all the cats, birds, squirrels and living creatures that come in contact with him.

He was born in Pontypool, Ontario and has lived with Taras since he was 14 weeks old. He shows his true loyalty and companionship by getting excited when his dad gets home and when old friends, whom he has not seen him for a while, come to visit. When Timber goes to the park and sees other dogs, he tends to go to the human first to say hello, to extend a greeting, a wag and a lick. When you visit, he grabs a shoe, toy or sock just to greet you — that's a retriever's way of saying his hello.

A few years ago, we lived in Etobicoke on the lake. His neighbour Beth used to take him outside at noon while Taras was at work. One December day, it was cold and icy outside. Beth took Timber out and slipped in the yard on some ice. She could not get up, so Timber grabbed the scruff of her collar and attempted to pull her towards a picnic table that was close by. She

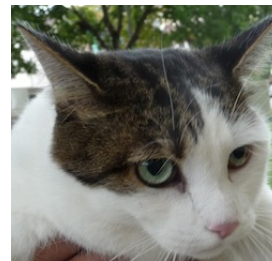
managed to get close to the table tried to pull herself up and fell yet another time, hitting her head against the table and falling again. This time, she could not get up. Timber snuggled close to her to keep her warm and would not leave her side. It took a while for a fellow tenant to notice Beth lying on the ground and help was quickly summoned. Timber's instincts have always been to love, help and to be a true friend to whomever he comes into contact with. He is a lover, not a fighter, a companion not an enemy. He is a man's best friend in the true sense of the phrase.

Timber always seeks love and a smile from all who come into contact with him. If you see Timber, never hesitate to say hello or give him a treat or two ("right, Raymonde"?). He'll love you forever.

Timber a Golden Retriever and a friend for life.

Happy Birthday Timber!

Happy Valentines Day to all from a friend.



Spotty Wisdom

This month Spotty says:

**It is harder to speak the truth
when self-protection is
needed.**



Yellow Dog Project

A yellow ribbon around a dog's leash is to help children identify that you need to proceed with caution. The dog may not be child-friendly, may have fear or anxiety issues or may get overly excited. Either way, the ribbon signifies that caution should be applied when approaching.

[The Yellow Dog Project](http://theilovedogssite.com/do-you-know-what-a-yellow-ribbon-tied-on-a-dogs-collar-means/#JYzghmP3uCSTmMid.99) is a nonprofit organization that is a global effort to help raise awareness and education around dogs that require a little extra distance. Does this mean that the dog is aggressive or mean? No, there are numerous reasons why a dog may have a yellow ribbon. It may mean the dog is new with the handler, is under medical care or in foster care.

The purpose of this project is to assist with the proper techniques to approach a dog. Children have a lot of energy and often to run up and pet a dog. Not all dogs understand this and can become fearful. With proper education, all parties are put in a less stressful environment, which in turn reduces opportunities for unforeseen accidents. Read more at <http://theilovedogssite.com/do-you-know-what-a-yellow-ribbon-tied-on-a-dogs-collar-means/#JYzghmP3uCSTmMid.99>



Family Day
February 17,
2014

Office Closed



Everyone loves a good deal and many of us are great bargain hunters. So as we roll into 2014, the 40 Homewood newsletter hopes to offer a new feature on a regular basis. Let's call it Great Deals.

Here's a few examples:

Art Gallery of Ontario: a fun evening I enjoy is going to the Art Gallery of Ontario. On Wednesdays from 6 to 8:30 pm admission is free. Special exhibits such as "The Great Upheaval" (which is showing right now and is incredibly good) are not included in the free admission. But the tickets for the specials are half the going price.

Regular prices to museums are a bit pricy. I feel pressured to "get my money's worth" and end up staying longer than I'd like or feel up to, which is why I like going to the AGO on Wednesdays. I stay however long I want (sometimes just an hour) then leave. The AGO has a great collection -- you can return time and time again and still be awed by it. On the way home, I might stop for a bite to eat, browse around The Worlds Biggest Book Store (which is closing soon) and still get home and into bed by an early hour.

It's a lovely night out and the price is right.
(Arlene Adair)

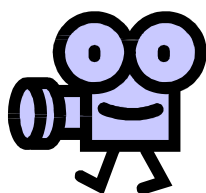
The Epicure Shop: while we might think of this as a place for "fine foods," there are bargains, too. Each day there is at least one cheese and a paté on sale as well as other things. Sometimes the Summerfresh Hummus and Dips are priced at two-for-one. The Epicure also has a daily lunch special: a made-to-order sandwich, plus either a homemade soup or salad for \$6.95. The loyalty cards for the lunch special only require eight purchases before you get one free.

473 Parliament, between Home Hardware and Shoppers.

(Charles Marker)

Send your suggestions to us at

newsletter40homewood@gmail.com



Don's Movies For February

All movies at 7:30pm in Recreation Room

Thursday, February 6

THE GIRL OF THE GOLDEN WEST (1938)

Jeanette MacDonald, Nelson Eddy

Friday, February 7

THE MAN WITH THE GOLDEN ARM
(1956)

Frank Sinatra, Eleanor Parker, Kim Novak

Thursday, February 13

THREE GODFATHERS (1949)

John Wayne, Harry Carey Jr, Ward Bond

Friday, February 14

HEART AND SOULS (1939)

Robert Downey Jr, Kyra Sedgwick, Charles Grodin

Friday, February 21

IVANHOE (1952)

Robert Taylor, Elizabeth Taylor, Joan Fontaine

Friday, February 28

Woody Allen's

BLUE JASMINE (2013)

Cate Blanchett, Alec Baldwin, Sally Hawkins



For people unsure of traveling by TTC, .i.e. busses, streetcars, the answer is Wheel Trans. It will take you door to door anywhere within Greater Toronto. The fare is just usual TTC tickets.

The phone number to join is 416-393-4111.



**Happy
Anniversary**
*Elfriede and
Angus
Dalrymple*

January 21, 2014

Useful And Green Websites

Check www.thegreenpages.ca for a variety of information on green topics, including design and technology, food and health, business, water and much, much more.

If you're hoping to obtain things or to get rid of things, go to freecycle.org. These are free things — from you or to you from other people using the website. Items range from plates, hair styling tools, baby clothes, digital TVs, bike helmets, etc. The freecycle network is arranged geographically into groups. There is one in the Annex neighbourhood, but our closest one is Cabbagetown:

<https://groups.freecycle.org/group/CabbagetownFreecycle/posts/all>



OK, Show of hands...
Who's tired of snow?

Household Glass Disposal

Whether broken or just throw-away, put household glass in the garbage—not recycling.

Special Note, put in brown garbage bin in the Recycling Room, not down the chute.



Wrap in newspaper to prevent injury to those handling it.

Emergency Preparedness For Individuals

Here is a handy list, compiled by Raymonde, about things worth having on hand when there is an emergency power outage.

- ◆ Flash lights which do not require batteries
- ◆ Kerosene lamps and candles and matches
- ◆ First aid kits and survival kits. Available at Red Cross 1 866 534 0555
- ◆ Cooking candles good for 60 hours. Available at Grass Roots, 372 Danforth Avenue, near Chester, or at Pheylyonian Bee Works, tel 1-877-445-6942 or 613-308-9500 (website www.purbeeworks.com).
- ◆ Kitty litter for cats but also for personal use when no water is available for toilets.
- ◆ Warm blankets.
- ◆ Cash money
- ◆ Non perishable food supplies: Cans are the best: beans, lentils, tuna, sardines, juice for fluid needs, milk cans, and powered milk.

Quick cooking oats or any soft cooking cereals, granola or cereal packages.

The above food can be given to the food bank once a year and replenished for possible future disasters

- Always keep some water in the bathroom and kitchen
- Help your neighbours as they may be able to help you too

Also, Toronto Hydro has an emergency guide: it covers supply suggestions, actions to take, some emergency numbers. Find it on the articles page of our website <http://40homewood.org/information/articles> or go to https://www.torontohydro.com/sites/Corporate/Newsroom/Documents/TH_Emergency%20Kit_FI_NAL.pdf



Join Don "The Movie Man" Sangster and your neighbours in watching the

ACADEMY AWARDS

**March 2nd 7:00 PM
In the Recreation Room
Refreshments will be welcomed
Pick the winners
Win a prize
Watch it on our big-screen TV**

SPRING IS ON THE WAY!



The 40 Homewood Website And Other Information Avenues

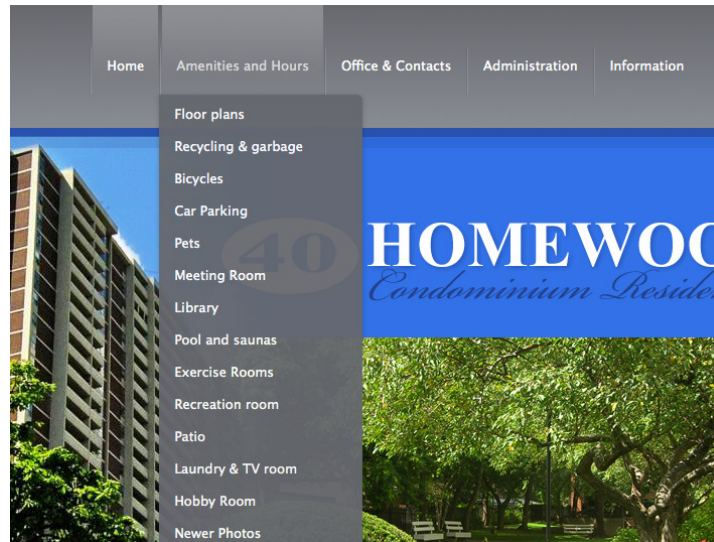
The website contains up-to-date information about car and bike parking, common element fees, the open hours of various rooms and amenities, bulletins, an events calendar, Movie Night schedule, current and back issues of the Newsletter, office forms (mostly in both word and pdf) and links to all the important governing documents (the Condo Act, the Declaration, the By-laws, the Rules), etc.

There's lots more, including the Welcome Book with all sorts of useful information: security, fobs, noise, unit improvements — where to find things and how to do things. If you need a printed copy of the Welcome Book, it's available for you at the office.

The website will try to keep more up-to-date presentations of announcements and notices that may also appear on bulletin boards (elevators and otherwise), on channel 13 and sent via email from the office.

Remember that you can “subscribe” to the Newsletter by email from the office (yorkcondocorp75@gmail.com) or you can pick up a printed version when it's published (around the first of each month). If you are on the “Newsletter subscription list,” you will also get occasional emails from the office

with important information or reminders, but we try to keep the emails to a minimum so as not to overflow your Inboxes. In addition, you may be on a separate email list for receiving the monthly Board meeting minutes. These come a month after the meeting once the minutes have been approved at the following Board meeting. Ask Erica to put your name and email address on one or both of these lists.



Board minutes and monthly Treasurer's Reports are also filed in a notebook in the 40 Homewood library.

Another way of sharing information is the occasional Open Meeting for all residents with the board (and

usually the manager). We generally set a particular topic or two, but there is time for additional topics that residents may want to discuss.

Also, you can write to the Newsletter with a question that we'll answer in the “Q & A” column, especially when the questions seem to be ones that more than one person would have.

You can contact the office (in person, telephone, email) or you can contact the Board at board40h@gmail.com.

Go Canada



Open Meeting Monday, February 10th 7:00 pm, Recreation Room

The Board will be hosting a special information meeting for residents to discuss aspects of the January 19th flood: probable causes, intervention and cleanup efforts, prevention plans, how insurance coverage works, impact of the flood on elevator modernization, budget ramifications, etc.

When there is an open meeting with a specific topic, such as this one, there is at least a little time at the end for questions and comments on other topics.

Elevator Modernization

After lots of talk, waiting, saving up money and planning, the actual elevator modernization is about to begin.

Feel free to refer to these as our “new elevators” although technically “modernization” is a more accurate term. It’s rather like with Sophia Loren: the basic bones are so good, we wouldn’t want to chuck them out, so just give them some new parts and a tweak and a refresh here and there.

This whole project will cost the Corporation (that’s the fancy word for the “condo”) \$695,000. The Reserve Fund is more than ample to absorb these costs fully and still have money left for future projects.

The company that will do the modernization is Direct Elevator. They are already contracted as our regular elevator maintenance service people (which means they got stuck with all that work

after the floods in the elevators). Another part of the contract says that after the work is completed, Direct will continue to provide MAINTENANCE SERVICE for two years at a specified price.

Up to now parts and bits have been ordered, manufactured and prepared so that the work can start in mid-February.

Each elevator modernization will take about 10 weeks, so for the next 40 weeks, there will be one elevator out of service due to renovation. Forty weeks takes us close to Christmas 2014. That goal seems achievable and incentives are built into the deal to ensure Direct Elevator is on time.

The actual speed of the elevators will be the same. What will make things quicker is that the system of calls will be more modern, so the elevators will be smarter in knowing where people are and whom they should fetch first. The interior cabs will be fully refurbished in order to be certified under the provincial building code.

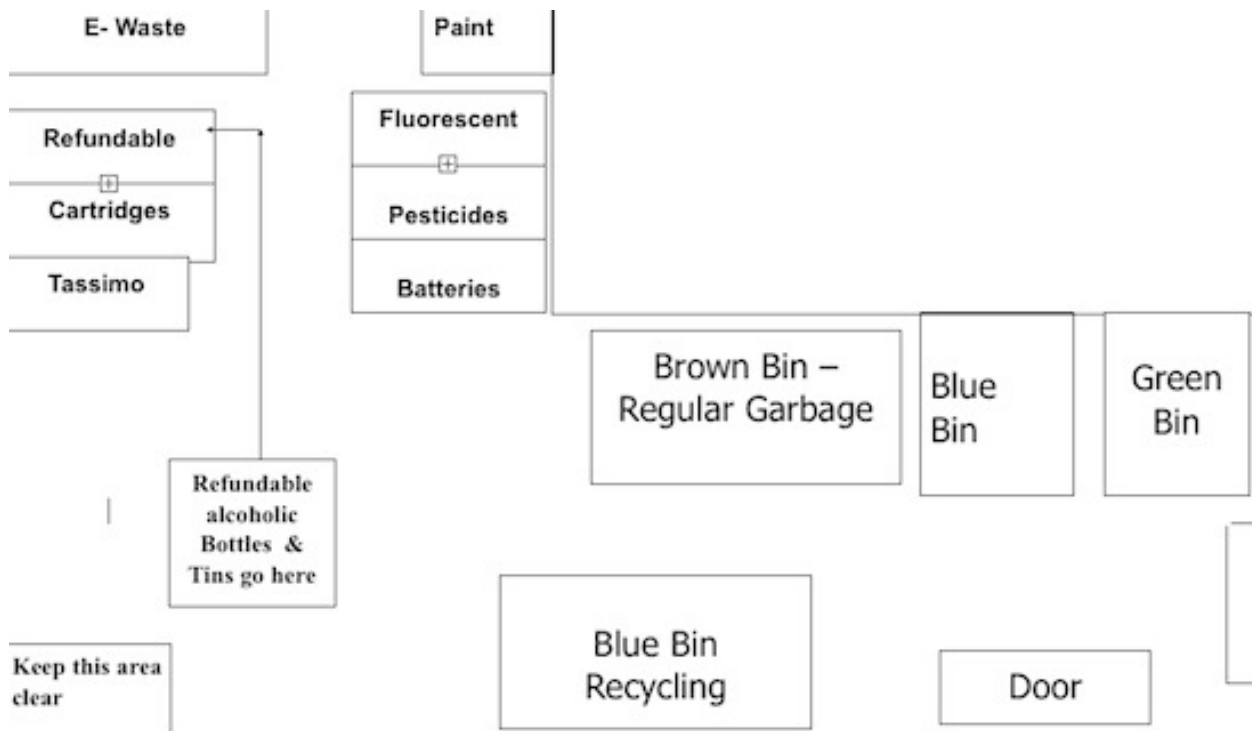
The ceiling lights in the elevators will be energy-efficient LEDs which will be much cooler than the present lights. The ventilation system fans will also be improved. Interior walls will have some mirrors and new bulletin boards. Elevator #4 may also be equipped with curtaining similar to Elevator #1 to allow moving to be done while Elevator #1 is out of service for refurbishment. Direction lights will be installed on B2, B1 and Lobby. The upgrades will be technologically up-to-date and, we hope, cosmetically pleasing





Just a reminder that there is a special container in the recycling room to place refundable wine and spirit bottles and beer cans. It will help to make more room in the large recycling bin.

The location of the container is shown on the outline of the recycling room below.



**Hope
Lots of
these**



Newsletter Editorial Committee

Jeffrey Amos

Bruce DeMara

John Kell

Charles Marker

Martha McGrath

newsletter40homewood@gmail.com

February, 2014

Sun	Mon	Tues	Wed	Thu	Fri	Sat
						1
2 French Conver. Group 7-8pm	3 Bridge	4	5 Bridge	6 Movie <i>The Girl of The Golden West</i>	7 Movie <i>The Man With the Golden Arm</i>	8
9 French Conver. Group	10 Bridge Flood Mtg. 7:00	11 Green Comm	12 Bridge Five Yr Planning Comm	13 Movie <i>Three God- fathers</i> Newslet.	14 Movie <i>Heart and Souls</i>	15
16 French Conver. Group	17 Bridge	18 Gov. Docs Comm	19	20	21 Movie <i>Ivanhoe</i>	22
23	24 Bridge	25 Green Comm	26 Board Mtg.	27	28 <i>Blue Jasmine</i>	