
40 Homewood Community Newsletter

Volume 5. Number. 3

March 1, 2008

The views expressed in this publication are those of the writers of the articles and not the Board of Directors.

The Editor Speaks Out

Enough is enough!! At this time I feel I must address an article about this newsletter that appeared in "Voices of 40 Homewood". I am tired of the editors of that communiqué complaining about the fact that their articles have been rejected by me.

When I created this newsletter in October 2003, I clearly stated that: *"This newsletter is meant to be a newsletter for everyone to participate. Anything to sell, significant birthdays, saying goodbye to people moving out and welcome people moving in, in memoriam, weddings, etc. It is for questions, observations, helpful hints that would help to make all our lives a little easier. This will **not** be a forum to vent or publish malicious articles about any other owner or resident, the Management Office or the Board of Directors. Articles of this type will be rejected."*

It was meant to promote a sense of community in our building. Now, nearly 4½ years later, that doesn't seem to hold water with some people whose articles have been rejected

This newsletter was not meant to be a political vehicle whereby people could vent or question, criticize, second-guess, complain or whine about the way things are done by the Management Office or the Board. The articles that were refused were along those lines.

The paragraph from "Voices of 40 Homewood" which I take umbrage with is:

.....Board vacancy (which can't be discussed), the imminent closing of the pool for many months (of which we have no official news), and when the management contract is up for renewal seems unfocussed if not really scandalous.

The subject of the board vacancy and the closing of the pool were not addressed in the February newsletter because final approval was not given

to the details of projects due to the cancellation of the January 29th board meeting, precipitated by the walkout of two board members. Had the matters been dealt with, they certainly would have been mentioned in the February newsletter. The work on the gym enlargement was due to commence the middle of February but details that needed approval were not received, therefore the project has had to be postponed. I feel I have the responsibility to print facts and not rumors.

The subject of the Management Contract has always been a board issue to be decided by the elected Board of Directors. It would have been "scandalous" if I **had** mentioned it.

In these 4½ years, I have done this newsletter myself. Now the editors of "Voices of 40 Homewood" think that there should be a committee to decide what goes in it and what doesn't. I find it rather curious. Does the same thought process apply to "Voices of 40 Homewood"? Do they have a committee?


Also, they question the cost of this newsletter. The cost was very carefully taken into consideration at the outset and it works out to approximately 50 cents per unit per month.

The editors of "Voices of 40 Homewood" were very willing participants in this newsletter for a number of years with their "Getting to Know You" column. That was certainly in the realm of promoting a sense of community. Those contributions were very much appreciated.

I am sorry if the jokes are not enjoyed by some but everyone doesn't have internet and most people enjoy a good laugh.

We are very fortunate to live in a condo building as opposed to a co-op. We have the luxury of electing a Board of Directors, who in turn, hire a management company to tend to the day to day running of the building. We don't have to worry about all the little details, as we would if this building was a co-op where owners are encouraged to participate in every decision.

I have had my say and think I have refuted all the things covered in their article.

All I can say now is: GIVE ME A BREAK. I am doing what I think is best.  Martha



March 23rd, 2008

Bye-Bye Bob and Thank You🍀

As many of you may know, Bob Leah moved out of 40 Homewood at the end of January, 2008 after living in the building since July, 1989.

Bob willingly gave of his time for years to make sure that we had a safe place to live. He was a member of the Homewood Residents Association and attended many, many meetings regarding the area and reporting back to the board. He participated in the neighbourhood walks for years. His efforts were very much appreciated.

We also wish to thank Bob for a number of beautiful upholstered chairs he donated to the Recreation Room. This is a marvelous gift, and we do appreciate Bob's generosity

Thanks Bob, and all the best from all your friends at 40 Homewood

Ongoing Activities🍀



Bridge in the recreation room, Mondays and Wednesdays at 7:30 pm.



Movies with Don🍀 in the recreation room, Thursdays or Fridays at 7:30. Notices posted every week.

In Memoriam

Those of you who have been in the building for a number of years might remember Pat Peverell. Pat died earlier this month at the age of 89 at Rekei Centre on Sherbourne Street where she was residing.

Lights Out

This information was brought to the board's attention by Jean Walker, thanks Jean.

On Saturday, **March 29th**, between 8-9 pm, cities around the world will turn off their lights for one hour to raise global awareness for climate change. The City of Toronto is planning to turn all lights off, except for necessary emergency lighting; shutting down computer monitors, minimizing fan use; as examples.



The Board of Directors hopes that all units will participate in this effort. The building will shut down as much as possible with due regard to the safety of our residents.

Remember, candlelight is, oohhh, so romantic.



FYI

BOARD NOTES

Decisions taken by YCC#75 Board of Directors at the meeting held on February 28, 2008.

February. 28/08

1. The Board has selected a variety of carpet samples for the exercise room. A couple of designer boards will be created for the owners to vote on their preference once they are available to be displayed. The owners will be notified via channel 13, the elevator screens, and bulletin board notices.
2. The Management contract has been renewed for a three-year period at an increase of 3%, 2% and 1% consecutively.
3. The Board has approved the supply and installation of 4 Pressure Reducing Valves by Trademark Plumbing & Heating at a cost of \$4,400.00 + G.S.T.
4. The Board has ratified the supply and installation of a sump pump in the sewer pit by Trademark Plumbing & Heating at a cost of \$7,300.00, G.S.T. extra.
5. The Board has approved the purchase and use of the Comprehensive General By-Law by Gardiner Miller Arnold to aid the newly formed By-Law Revision Committee in its work of updating the By-law. Bob Gardiner's attendance at the first meeting to guide the committee in the process was also approved.
6. The Board has selected carpet samples for the refurbishment of the of the television section of the laundry room. The Interior Designer will prepare designer Boards.

FYI

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GARAGE TAX ASSESSMENT

The Board of Directors has accepted an offer by the City of Toronto to reduce the tax assessment on the Garage Unit.

Your Board of Directors and Management have entered into this battle on your behalf. They objected to the arbitrary assessment value in 2006 of \$5,500,000.00, which translated into a tax bill of \$45,697.23. This was an increase from the assessed value in 2005, of \$2,488,000.00 which translated into a tax bill of \$22,559.77.

	Assessment	Indicated Taxes	Indicated Tax Savings
2005	2,488,000.00	\$ 22,559.77	

RESULT OF SETTLEMENT OF APPEAL

2006	5,500.000	\$45,697.23	
Negotiated Assessment			
	1,604,000	\$13,326.97	
			\$32,370.25
2007	3,110,000	\$26,523.43	
Negotiated Assessment			
	1,604,000	\$13,679.61	
			<u>\$12,843.82</u>
	Two Year Savings		\$45,214.08

Your Board of Directors and Management have worked very diligently and with care, for this outcome. We have successfully negotiated a substantial savings and tax assessment level below 2005.

We are already working on the 2008 assessment.

Memos from the Board

February 27th, 2008

**Sent to Volunteers to the Board
Sanctioned Bylaw Revision Committee**

**From: Denise Redwood
Secretary/Treasurer YCC #75.**

**Subject: New Board Sanctioned By-Law
Revision Committee**

At the February 26th Board Meeting, the Board unanimously voted that the official Bylaw Revision Committee, meet and start its work as soon as practically possible.

The Revision is a large undertaking. Fortunately, there has been a large number of interested people. More so, the qualifications of a number of the volunteers are quite extraordinary. For this, the residents of 40 Homewood are very fortunate to have such talented people volunteer their time & interest for this project.

The Board would like to thank all of you for your patience in waiting for this project to get underway. We know you are all keen.

We have set the date for the 1st meeting. It is

March 18th, 2008. 7pm to 9pm.
Recreation Room, B1 level, 40 Homewood.

I hope that this date is convenient for you.

Thank you.



***To everyone who has a
birthday this month***

February 28th, 2008

Sent to Owners

**From: John Darling
President YCC #75.**

**Subject: Political Nature of the March 3rd
Bylaw Committee Meeting**

Individual owners do have a right to call meetings of the condo on any matter. However, this business is currently being dealt with by your elected Board and its authorized By-Law Review Committee to which a dozen owners have already volunteered to participate.

However, owners are asked to consider why these chronic critics are calling a meeting on a subject already under consideration by a committee appointed by your Board. Our meeting was planned for February 5th, but was delayed due to the non-completion of the January 29th Board Meeting.

The leaflet you received announcing this owners' meeting on March 3rd presents criticisms and insinuations against the Board, which appear to be prematurely judgmental, as you will notice. Is this a genuine meeting to discuss the By-Laws, or to discuss alleged misdeeds and shortcomings of the Board?

Your Board can take criticism. However we would like the criticism to be truthful & accurate. It will be answered in due course.

Meanwhile, your elected Board hopes to activate its sanctioned By-Law Review Committee soon, in an orderly informed process, with top-level legal advice directing our deliberations. In this way, realistic and legal updates to the By-Law and Regulations can be made, and registered under the Condominium Act.



Recycling Corner



Out-of-Use Cell Phones and Palm Pilots

By Bill McGuire

Out-of-use cell phones and palm pilots contain hazardous materials such as lead and mercury and should not be put in either our garbage or our recycling bins.

You may think that the number of discarded cell phones and palm pilots generated would be a relatively insignificant part of our waste stream but when considered on a national basis in Canada or in the United States, the absolute number become quite huge.

There are a number of drop-off points in Toronto where you may leave your out-of-use cell phones or palm pilots for safe disposal and therefore for diversion from contaminating the environment.

You may notice that money raised by the recovery of materials in your old phones (worth two to five dollars per phone) are used to make a contribution to a local food bank.

Check www.phonesforfood.com for drop-off locations. To mention just a few:

- Rogers stores at

548 Church Street at Wellesley – S/W corner ☎416-644-9094
Eaton Centre - Queen & Yonge - ☎416-351-1522
Gerrard Square – Gerrard & Pape ☎416-466-8200

N.B. Bring phone and battery only, no accessories.

Friendship✿

Submitted by Sylvia Keshen

It isn't the gift
It's the way that it's sent
It isn't the words
It's the way that they're meant.
It isn't the smile.
It's the friendship behind it.
It isn't the letter.
It's the person who signed it.
It's not what you write
It's the way that it's read
It's not what you say.
It's the way that it's said.
It's just being you that makes you so grand
And I hope that you know, that you will understand
That, starting right now, from beginning to end,
You're just what I want- My kind of friend



Academy Awards Night

By John Kell

Annual Oscar night in our recreation room the 24th of this month had an adequate turnout of residents. The large screen TV was tuned to CTV and the Barbara Walters Special started the Sunday

evening performance.

Don "The Movie Man" ran his usual contest to choose the best actors, best pictures and technical expertise that make motion pictures so enjoyable.

Topping the year off with the Academy Awards is one of the highest rated shows with audience participation throughout the world.

Donations of food from the attendees were enjoyed and the office's contribution of wine as a prize was very much appreciated.

In conclusion, a good time was had by all.

Unsung Heroes of 40 Homewood

This seems to be a good time to mention some of our residents who very quietly promote a sense of community here at 40 Homewood.

I am listing them in no particular order and if I am not aware of anyone else, and your name is left out, it is not personal. Please let me know and I will mention it in next month's newsletter.

Jim Mitchell

Jim spends several hours of his own time each week looking after the library. Keeping it up-to-date, sorting through books, disposing of duplicates and moving some of them to the laundry room

Thanks Jim.

Baron Mount Britain

Barron goes out (sometimes in the cold weather) early in the morning and picks up copies of the Metro and 24 Hour newspapers that people can pick up in the lobby.

Thanks Baron

David Thornton

David gives his time to do the audio/video wiring of the sound system for every board meeting or other celebratory functions that we have here in the building.

Thanks David

Arthur Martin

Arthur has unfailingly given many, many hours of his time to arrange dinners, barbeques and other functions for the enjoyment of the residents of this building

Thanks Arthur

Rodney John

For a number of years now, Rodney has given his time to teach a tai-chi class every Tuesday for residents who are interested in the martial art..

Thanks Rodney

Don Sangster

For the past 10 years Don (The Movie Man) has searched out movies and shown them in our recreation room every week the enjoyment of everyone who is interested. Don also hosts the Academy Award evening here in the building every year.

Thanks Don

Bill McGuire

Bill can always be relied on to provide recycling information to this newsletter, researching all aspects of recycling before submitting the information.

Thanks Bill

Peter Lee

Peter was instrumental in setting up the bridge games that some residents enjoy two days a week.

Thanks Peter

Jean Walker

Jean is very keenly always on the lookout for ways we can save money on utilities and the environment and brings it to the attention of the management office.

Thanks Jean

There are many, many residents who have donated, furniture, equipment, office furniture, plants, office products to name a few to the corporation to help to keep up the ambiance in our building. I do not want to list names because I would not like to leave someone out.

Thanks everyone

Board of Directors

Last but certainly not least, it goes without saying that the people who volunteer the most of their own time to this building are the members of the Board of Directors. Sometimes the meetings at the end of every month last until midnight. Then there is the reading and research. responding to correspondence, liaising with the management company and lawyers and contractors that take a few more hours a month.

Thanks John , Denise, Bill and Rachel

My 20 Years at 40 Homewood

By Marion Ritchie

I bought my condo here over 20 years ago, after 15 exhausting & hectic years as the single mother of four children. I had been living in the suburbs, & decided that once my children were launched, I would move downtown to be closer to my nursing career in the ICU at the Wellesley Hospital. After looking at a lot of condos for sale all over downtown Toronto, once I saw 40 Homewood Ave. with the beautiful grounds & well-kept building, there was just no contest. I looked at some co-ops as well, but decided I didn't want to get into the well-known hassles of helping to run a co-op, as that sort of thing was what exactly what I wanted leave behind me.

It was a great relief to move into a condo. I have never resented a penny of my condo fees, compared to the freedom of never having to worry about fixing the roof, mowing the lawn, shovelling snow, taking out the garbage & all the other chores associated with living in a house. If there was any problem, all I had to do was drop into the management office & it was looked after right away. I have been very happy here, having great neighbours, meeting a lot of nice people, and really enjoying our beautiful grounds. Many years ago I served briefly on the Board of Directors, unfortunately having to leave after 6 or 7 months because of a serious family illness. However I was impressed by the quality of the other members of the Board, & the amount of their own time they spent on overseeing essential repairs, sorting out long-time objectives, preparing the budget & meeting with Pat to deal problems raised by residents.

I have been very sorry to read in the Voices of 40 Homewood that there are some residents who are so unhappy here with the way the condo is run by our Management & Board. I am even sorrier to read about the complaints directed at Martha & her newsletter. She is one of my neighbours & I have got to know her well since she moved here. She has volunteered a lot of her time on various activities & serving on the Board of Directors, as well as starting her community newsletter a few years ago. I know Martha spends a lot of time on her newsletter, & she is not the kind of person to have a hidden agenda for promoting the views of anyone except the residents of this condo. What goes in the newsletter is what residents send her, whether it's Internet jokes, recipes or accounts of their travels, & as well, she keeps us up to date on the

various special events to be held here. She certainly refuses to accept any complaints or anything libellous or malicious about any resident, the Board or the management office; that is not the purpose of her newsletter, nor should it be.

I do not understand why some residents are so unhappy with Martha, the Board of Directors or our Management Office. All I know is that the past 20 years have been among the happiest of my life, in large part because I live here.

Marion Ritchie



Note from the Editor

Martha McGrath, Unit 615
marthamcgrath@esuite.ca (new)

More from me

One thing I would like to emphasize is the fact that the newsletter is NOT a semi-official voice of either the Board of Directors or the Management Office, and there is no hidden agenda on my part to promote their views. It is heavy with Board news this month because there are a lot of things that people are interested in.

Mainly it's just a newsletter edited by me, an owner, for the ideas and comments sent by other residents of 40 Homewood for the enjoyment of everyone.

