



HOMEWOOD

Community Newsletter

May, 2017



Cinco de Mayo
May 5, 2017

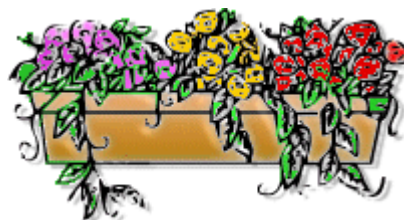
Happy
Mother's Day
May 14, 2017



May 22nd, 2017

Mother

M is for the million things she gave me
O means only that she's growing old
T is for the tears she shed to save me
H is for her heart of purest gold
E is for her eyes with love light signing
R means right and right she'll always be
Put them all together, they spell
MOTHER
A word that seems so much to me



Summer is coming

When watering your flowers on your balcony, please be considerate of your neighbours and don't go too near the edge of your balcony and do not let the water spill over to someone else's balcony.



Reduce Reuse Recycle



Questions and Answers to and from the Board and Management

prepared by Eric Logan

Window Project Update

Question: 1. Is all the glass clear (not tinted) as owners voted last year?

Answer: The glass is, for all intents and purposes, clear. The panes have nearly (but admittedly not entirely) invisible heat-reflective "Low-E" coating on the inside of the double glazing for energy efficiency reasons, which keeps heat out in the summertime and keeps heat in during the winter. It causes a barely-noticeable change in color when seen up close, but to call them "tinted" would not be accurate. The coating will save us considerable money in the long run in reduced hydro expenses. Use of this coating is consistent with modern state-of-the-art windows widely used in both commercial and residential applications. The only alternative is no coating which would considerably reduce energy efficiency.

Question: 2. Is the outside window frame the colour that we see on 201 and 111?

Answer: Although the manufacturer labels it "charcoal," it's really the brown that was selected to match our building exterior and the framing used on the lobby windows.

Question: 3. What is the inside window frame colour?

Answer: As presented last year, the interior of the frames are brushed aluminum throughout.

Question: 4. Will the balcony door frames be white as in the samples at 111 and 201? Or will they be the same colour as the window frames?

No, the doors on 111 and 201 are placeholders. We are clarifying the manufacturing specifications of the doors with our supplier, but our expectation is that the doors will be brown on the outside to match the framing and white on the inside.

Question: 5. Are the 111 and 201 samples the final look, or will there be other changes coming?

Answer: We have amended the balcony window design to be in two vertical sections, not three, with the vertical sliders deleted (only the lower panels, enlarged to 20" high to accommodate larger window air conditioners remain). Initial prototypes showed that having three sections resulted in too much framing, and reducing them allows for much more light. A diagram is included below. Unit 103 has received a sample installation.

Question: 6. Will the slider windows in the living room windows of the 04, 14, 15 units be bigger (the height, the vertical) than the slider windows in the bedroom windows in 111 and 201?

Answer: Specification drawing has the living room slider panels for 04/14/15 20" high.

Question: 7. Will the process of measuring all windows in all units be resumed? Or are there now sufficient measurements for the building? If the measuring is to be resumed, will that be before/during/after the beginning of window installation for the 01, 03, 05, and 07 units?

Answer: We're told each window varies in size by up to three inches, so each unit will need to be measured before installing new windows. The contractor's original plan was to measure all of the units at once, but they have determined that their process works better if they measure right before the windows are manufactured. Measurements will be resumed on an as-needed basis with sufficient notice of entry provided.

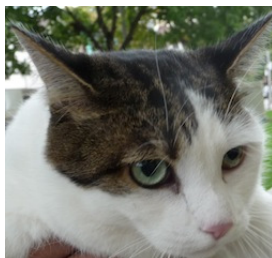
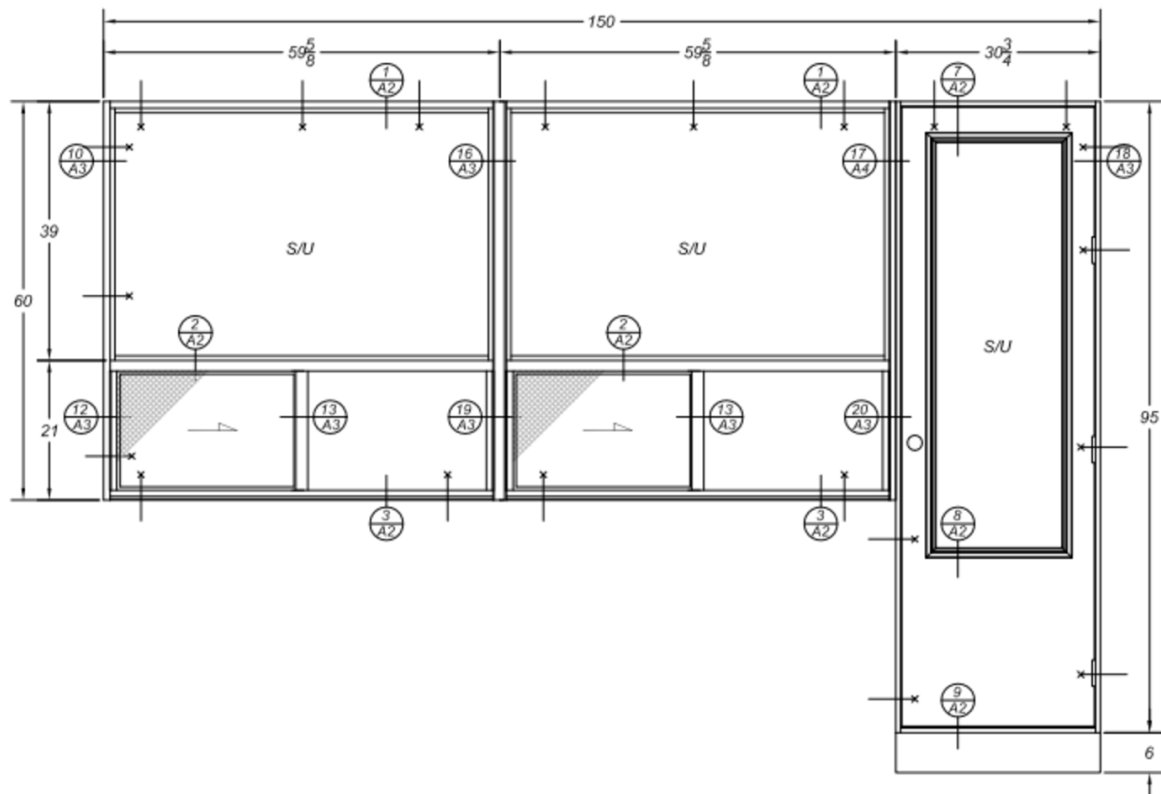
Question: 8. Given that eight months was stated as the total installation time and given that it is now May (eight months from May 1 is January 1), shall we now reasonably expect that the project will not be fully complete until 2018? Is there a new timeline we should be aware of?

Answer: The contractor expects to complete 3-4 units a day. If they can keep this pace we still expect that they will be finished before winter.

Question: 9. How will air conditioners be accommodated in the new windows?

Answer: Our design includes an aluminum shelf bracket that can be placed in open windows with the screen removed and affixed with set screws to facilitate window air

conditioner installation. This should considerably simplify and ease A/C installation. Any air conditioner under 18" in height will fit (the aperture is 20" but allowances must be made for framing and slider rails). Shelves will be provided at no additional charge and are designed to fit both living room and bedroom windows.



Spotty Wisdom

This month Spotty says:

It's our responsibilities and not our egos that we should take seriously.

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.



"Good Eats, Cheap Eats, Sweet Spots"

by Cammy Lee-
Bostwick

Happy May Everyone!

Spring is here! And with it, more incentive to get out there and explore our beautifully diverse neighbourhoods.

This month I take you to the Gerrard Street Chinatown, easily accessible by the College/Carlton TTC streetcar. But wait --- This is not Chinese food! Right in the heart of the Chinatown strip among grocery stores and restaurants at 635 Gerrard is a bakery: Andrea's. Look for a black awning beside the grocery store.

I have to admit that I normally do not like scones but here it is: a lemon currant scone. I usually find them dry, bland, and generally I've never understood why people eat them....but the scones here at Andrea's are buttery, crumbly (for all the right reasons), and flecked with lemon zest, and currants. With a generous sprinkling of sugar crystals on top, it the perfect accompaniment to any hot beverage, which they also serve. Here's the real kicker: ask for them to heat it up. Even if you don't, it is still great, but hot, it tastes exactly like what the best bakeries smell like: sweet buttery goodness. At \$2.90 it seems like a bit much for something that is basically a biscuit, but that's the thing; it isn't like any biscuit or scone I've had.

I also had the coconut curry vegetable empanada for \$4.90 which is not cheap but actually totally worth it too! With sweet potato, peas, and chick pea filling it is a tight little pocket that packs a powerful punch and hits all the right notes of a curry.

There are a few high tables and chairs, but no public restroom so just be aware of that before you order that large coffee or tea.

So, while it is a bit of a trek, I'd say it's one that is totally worth making.

Cammy Lee Bostwick



MARK YOUR CALENDARS

**ANNUAL GENERAL MEETING
June 7th, 2017**

**YARD SALE
June 17th, 2017**



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WASTE REDUCTION

Monthly Challenge:

Make Compost, Not Garbage!

Your Goal: Increase your efforts to make compost, not garbage.

How can I accomplish this?

1. Place a small bin, or container, wherever you like to prepare your vegetables.
2. Line the bin/container with a regular, plastic grocery store bag.
3. Collect all the food scraps in your bin/container, including any cooked foods that have gone bad.
 - a. Keep the scraps in your freezer to reduce odor and prevent fruit flies.
4. When full, tie the plastic bag loosely.
5. Deposit the bag in the Green Organics collection bin on the first floor in the Recycling Room (behind the service elevator).

Did you know...

The plastic bags used to collect the food scraps should be tied loosely. This is to help separate the plastic bags from the organics contents inside of them during the composting process so that the bags can be removed, instead of ending up in the soil. Here's a short presentation explaining the process: [What Happens to Organics?](#)

The City estimates approximately 50% of all waste is organic and that each participating household diverts 200kgs of organic waste from the landfill. Yet, each week the building only manages to fill up one Green bin for collection. Let's double our efforts as a building and fill up two Green bins for collection each week for the month of May. Organics (and recycling)

get collected for free, but the building must pay to have the garbage removed.

Here are some tips to try:

- **REDUCE** food waste by planning meals and planning time to make them into your schedule.
- **REUSE** vegetable food scraps (e.g. potato/carrot peels, onion tops, etc.) to make broth before throwing everything in the green bin.
- **RECYCLE (COMPOST)** all food scraps, soiled paper/cardboard packaging, and tissues without makeup or cleaners on them.

Once collected, the food waste is turned into compost used all over the City of Toronto in gardens and parks.

When in doubt about what to do with waste, consult the Waste Wizard: Toronto.ca/wastewizard.



It is nearly time for our AGM which will be held this year on **Wednesday, June 7** at the Ramada Hotel, 300 Jarvis Street, just south of Carlton on the west side of Jarvis.

Registration opens at 6:30 p.m. and the meeting commences at 7 p.m.

There will be an election for three positions on the Board.

Also, a "Meet the Candidates" meeting is scheduled for **Wednesday, May 31**, 7:00 to 8:30 in the Recreation Room on 1B.



Gardening Committee

By Martha MacLaughlin

The fledgling Garden Committee held its first meeting on March 19, 2017. Five people attended with regrets from two. The meeting was held to find out the interest level of residents in forming this committee.

Everyone agreed that we have wonderfully kept grounds at 40 Homewood. The meeting was not about interfering with the grounds; it was about creating a communal herb garden. The area the committee is interested in is the deck area outside of the recreation room. There are existing planters there that each host a tree and not much else. The planters are at an accessible height for everyone, there is access to a garden hose and the area receives ample sun.

Permission has been received from the board to start this pilot project. The committee will be responsible for the planting and the caring of the herb gardens. There will be no demands made on staff to assist in this pilot project. A volunteer schedule will be set up to ensure regular maintenance of the herb gardens.

The next step is to arrange a short meeting with the seasonal gardener, once they start up again. The

committee members will be seeking advice on what conditions the different herbs will require ie what grows well with what in the same planter. The committee will also be seeking advice on how to protect the herb gardens from rodents and insects.

There was some discussion about the rose garden at the back of the building. The committee is hoping a resident from 40 Homewood will step up and assist in maintaining this beautiful feature of our back yard. In addition, if anyone else reading this article is interested in assisting this pilot project please feel free to email me at: martha.maclachlan@gmail.com.

The next meeting will be scheduled before the Victoria Day weekend – the traditional weekend in Ontario for starting up garden work. For information on the date of the next meeting please email me at the email address provided in the above paragraph.

And to dispel any rumours, no the committee is not considering planting corn on either side of the walkway up to the main doors of the building. (LOL Martha, wouldn't it make a beautiful hedge?)

Thank you for your interest and yes, we are looking for more volunteers.

Shredded Paper

When you've shredded your top secret papers, please put them in a clear plastic bag before depositing them in the Blue Bin for recycling. If they're loose, they tend to fly all over when the bin is dumped into the truck.



Assigning Bike Spots

The construction new bike area in B1 is completed, and now we are in the process of assigning the new spots to the Owners, on a first come first served basis.

If you are interested in being assigned a bike spot, please come to the management office, during office hours, so we can assign you a spot.

Resident must sign a bicycle agreement form, copies of which are posted on the website at: 40homewood.org or at they can be picked up at the Management office during business hours.

Management will assign a bike spot, provide a numbered tag that must be attached to the bicycle, and update the residents FOB to provide access to the bicycle room.

If you have any questions or concerns regarding this matter, please feel free to contact us at the Management Office.

Thank you in advance for your co-operation.

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