



HOMEWOOD

Community Newsletter

December, 2017



XXX
XXXXX
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XXXXXXXXX
"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 NYTTSAR"
"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"
"BOLDOG 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 DDADRFELIZ NATAL"
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Merry Christmas



Holiday Hours for the Management Office

Friday, December 22, 2017 -

CLOSING at 12:30pm

Monday, December 25, 2017 **CLOSED**

Tuesday, December 26, 2017 **CLOSED**

Wednesday to Friday, REGULAR
HOURS

Monday, January 1, 2018 **CLOSED**

Tuesday, January 2, REGULAR
HOURS

world**AIDS**day

December 1, 2017

Happy 
Hanukkah

December 12 –
December 20, 2017



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



minute.

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

WASTE REDUCTION Monthly Challenge: Have a Waste-Free Holiday

Your Goal: To reduce your waste this holiday season. Try one, or more, of the tips below.

Top 10 tips to keep the waste down

- 1) Re-gift items in good condition (or host a re-gifting party)
- 2) Treat someone to an experience (outing, dinner, movie, show, etc.) instead of giving him/her a present
- 3) Sell, barter, or trade your items for something you like better. Try one of the services listed below:
 - a) Bunz.com – website for trading/bartering stuff
 - b) Craigslist (Toronto.craigslist.ca) – website for buying, selling or giving away stuff
 - c) Kijiji (kijiji.ca) - website for buying, selling or giving away stuff
 - d) Freecycle.org – website for giving away or upcycling items for FREE to keep them out of the landfill
- 4) Use the OASIS donation bin for donating items in good condition that you can't use (it's in the back of the building near the bulk shed)

- 5) Use eco-friendly or upcycled materials for wrapping presents (fabric, magazine pages, reused gift bags, wooden fruit or wine boxes, etc.)
- 6) Send e-cards instead of paper ones
- 7) Repair holiday lights instead of tossing them and buying new ones
- 8) Ask guest to bring their own (reusable) containers to take home leftovers
- 9) Purchase reusable glasses/plates from a 2nd hand store for entertaining instead of buying disposable ones
- 10) Inform guests of how/where to recycle and compost their waste in the building

When in doubt...

About what to do with waste, consult the Waste Wizard:
Toronto.ca/wastewizard.

Did You Know?

Drilling holes into the ceiling is dangerous and can disrupt the heating on your entire floor should you pierce the heating coils. Replacing the heating coils in a unit is a very costly and messy proposition and the cost will be charged back to the unit owner and/or their insurer should the fault be located in your unit.

Drilling into the ceiling is possible within ten (10) centimetres from the perimeter of each wall within any given room, and no more. This includes exterior and window walls.

It is always best to check with the office before doing any drilling in the ceilings.



Good Eats, Cheap Eats, Sweet Spots"

by Cammy Lee-Bostwick

Happy Holidays Everyone!

On a recent fall evening, my dining companion and I kept it local and decided to walk over to "F'Amelia", an Italian restaurant on 12 Amelia Street, just east of Parliament, north of the Esso gas station.

Walking up to the restaurant you pass the patio first and by the looks of it, I'm sure it would make for quite a nice retreat on a warm summer night. But as you open the door the warmth of friends, family, and food greets you. Noteworthy, especially since I didn't know anyone there; this restaurant just has that sort of feel. This is clearly a neighbourhood haunt. It was a Saturday night and the main dining rooms were fully booked so we were seated in the back. Given that the house is older, where we sat could have been a carriage house, once upon a time ago. But it didn't matter because it added to the coziness that spread throughout the house, no matter where you sat.

To start we shared a Marguerita pizza (\$14)— a wise choice I thought going by the menu which seemed like pizza was something they did well. Crust was thin, and it had the signature char marks of Neapolitan pizza. But when it came to taste, it fell a bit short. What was quite satisfying was the risotto with seared

scallops with grape tomatoes and brussels sprouts (\$26). What is it about risotto that feels at once fancy and familiar? Like comfort food, but elevated, when it arrived I feasted with both my eyes and nose. Beautifully seared scallops perfectly done that melted in my mouth. With extra cheese each forkful was intense in flavour without being too rich. Portions were not huge so the appetizer pizza was a good idea. Though I do love brussels sprouts, I couldn't help but feel like mushrooms might have been a better choice. This is not a complaint though, merely a suggestion. All in all, given the steady flow of patrons, I'd say that food wise, this neighbourhood restaurant is consistent. And if the laughter and conversation filling the place are any indication, I'm compelled to think that I've finally discovered one of Cabbagetown's best kept secrets.

Tucked on a residential street, F'Amelia had been on my list for awhile. And because it feels like a house, it lends a strong feeling of "family" and what better feeling really, is there to have as we approach the holiday season? So from me to you, from ours to yours: Happy Happy Holidays to All! And All the Very Best for 2018!!

Three Wise ~~Men~~ ♀ Women

would have:

Asked questions
Arrived on time
Helped deliver the baby
Cleaned the stable
Made a casserole
Brought practical gifts and
There would be
Peace on Earth

Contribute to the Newsletter

Residents are encouraged to make submissions to the Newsletter: **ideas, articles, reports, reviews, recipes, artwork, movie reviews, drawings, brain teasers, trips to places people might be interested in reading about, you name it!**

Thank you to Cammy Lee Bostwick who gives us a food review every month.

Send your contribution or contact the Newsletter— drop a note at the office or to newsletter40homewood@gmail.com



Please Note:

CHISTMAS IS CANCELLED

Apparently, YOU told Santa that
you have been GOOD this year ...



He died laughing

Owners' Budget Meeting

There will be an owners' meeting on December 6 at 6:30 p.m. in the Recreation Room on Level 1B to present the budget for 2018, including the maintenance fees for each unit. After the meeting, and on approval of the budget, a copy will be mailed to each unit owner by the end of this year.

Oasis Bin

- Shoes
- Boots
- Silverware



- Stuffed Animals
- CD's
- DVD's,
- Videos & Tapes

Donate used clothing any day.

I guess by now, many of you have noticed the Oasis Bin at the back of the building. It is at the end of the shed.

As you can see from the photo above, it takes many more things than clothing. It is so handy to dispose of things right away instead of holding them for the next clothing drive. Check it out.



Swimming Pool Update

Submitted by Brian Brenie

The Board and Management wish to apologize for the delays in getting our pool back into service.

Unfortunately we had some issues with various pool systems and some emergency major repairs have been required.

We first had some issues with the heat exchanger which we believed we had repaired at the time. The pool was opened and then we determined the temperature was dropping so we inspected the pool boiler which we discovered required some repairs.

Once the boiler was fixed, the heat exchanger broke down again. Suddenly while waiting for quotes on the heat exchanger one of the main drain pipes for the pool broke. This, in turn, caused a drain pipe in our garage to burst apart but luckily this was on level B3.

To repair the pool drain pipe required draining the pool and the pool drain pipe is now fixed. When the pool was draining we noticed some painting touch ups were needed on the pool and we decided it made sense to take on these paint repairs while we had the pool empty since draining and filling the pool costs us thousands of dollars in water and drainage. Regrettably, paint takes about 10 days to cure before we can start adding water.

At the Board meeting on November 28 we approved the installation of the heat exchanger. This should be completed by December 1st. We're getting the painters in as soon as possible to do the required painting as well.

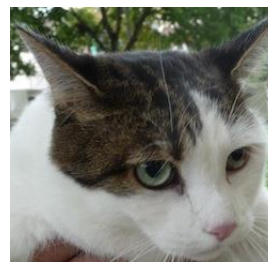
It is our goal to have all the repairs and painting done and to refill the pool and have it fully operational by December 15th.

Again, we sincerely apologize for the inconvenience this has caused you, our residents, and we thank you for your understanding with this matter.

Parcel Delivery

The Management Office have very little space to store parcels delivered for residents.

At this time of year there many more parcels and it is sometimes difficult for residents to get to the Management Office. If you are expecting a parcel or your name is on the parcel list on Channel 13 and you think you won't make it on time, please let Meagan know at yorkcondocorp75@gmail.com or 416-923-2268 and Meagan will leave your parcel with the security guard.



Spotty Wisdom

This month Spotty
says:

🎅 MERRY 🎅 CHRISTMAS, 🎅 JOYEUX 🎅 NOEL

The Finer Points of our Heating System

Timothy Oakes

With the cold of winter upon us, there are a few things to keep in mind regarding the heat in the building.

While similar articles have been published in the past, there are many new residents who may not fully understand how it works.

The building was designed with in-floor radiant electric heat controlled by individual en-suite thermostats which regulate the temperature of the radiant coils in the ceiling of each unit. It is unlikely we will ever know why the thermostats were installed this way, rather than controlling the heat in the floor of each unit, which would make much more sense.

Be that as it may, there are a few things to keep in mind:

- The heating system is designed to work with the MUAU (make-up air unit). This unit is on the roof and brings fresh air into the corridors. It is essential for the system to work properly that there be ventilation from the corridor into each suite.
This is the reason why we do not permit weather-stripping around the suite entry doors.
- The heat produced by a radiant system is NOT like the heat generated by a forced air furnace, where an increase in temperature adjustment of the thermostat results in fairly quick changes of room temperature.

Any change in the setting of a thermostat in our building takes between 12 and 24 hours to be felt by the occupant.

This is why we ask residents to set their thermostats at the beginning of the winter season to 22°C/72°F and then **LEAVE THEM ALONE.**

- For those who are new in the building, you may have noticed a small box on the wall near the entry of your suite with a persistent blinking light. This is part of a *Thyristor* system installed in 2002. The boxes in each unit are sensors that allow the system to reduce and increase heat where it is most needed on cold days.

So that is the basics of how the system operates, without getting too technical.

Now I would like to address a few non-productive practices that some residents are doing which are generally defeating the heating system and costing all of us added and unnecessary expense on our electric bills:

- **Turning off the thermostats in your unit.**

This is not a good thing to do, as the person directly above you will then feel cold and will turn their thermostats up in an effort to stay warm. The person above them will turn their thermostat down or off because they are too warm, and so on..... you can see how this causes a cascading effect.

- **Opening the windows**

Again, a very bad idea for similar reasons.

The *Thyristor* system will sense the heat loss and direct more heat to the unit with the open windows. This, in turn, causes the person above to feel too warm and they will turn down their thermostat. The person above them will turn theirs up, and so on..... again, the cascading effect.

- **Using portable room heaters.**

For exactly the opposite reason to the windows being open, a similar situation happens. The *Thyristor* system senses the increase in temperature and reduces the heat to the unit, thereby causing the person above to feel too cold and they will turn their thermostat up to increase the heat, and so on..... once again, the same kind of cascade.

Every one of these practices, while temporarily satisfying the needs of an individual unit owner, are causing heating problems for every resident above them up to the PH floor.

As an added precaution, our building operates on a 60 Amp service and most portable heaters plugged into a wall outlet will trip the breaker for that circuit and may trip the main circuit for the whole suite in the Electrical room, which could necessitate the time and expense of bringing in an electrician to correct the problem.

Recently, a resident replaced a thermostat and did not have the work done by a licensed electrician. The result was a costly repair to the heating system. Please be advised that damage of this type WILL be charged back to the offending unit owner and/or their insurer.

We are doing all we can to maintain our cost increases at reasonable levels. However, when money is wasted by using excessive electricity to heat our units, every one of us is affected and the Board of Directors will be in the unenviable position of having to increase the monthly maintenance fees by an unprecedented degree.

We are mindful of the fact that we have a number of elderly residents who are very sensitive to the cold weather and the management office makes every effort to "tweak" the system to accommodate them. We cannot say this enough – turn your thermostats to the Comfort Zone and leave them there for the duration of the heating season.

There is only so much the management can do. What is needed is a mutually cooperative and concerted effort by management and every resident to stay warm, conserve energy and lower costs. As is always the case, we are grateful for your efforts and thank you for your continuing cooperation and support.

We welcome your feedback. Please let us know if you found this article informative and send us suggestions for future articles. Write to the Board of Directors at:

board40h@gmail.com

40 H O M E W O O D

Holiday Dinner



Sunday, December 10th, 2017

5:00 pm to 9:00 pm

in the Recreation Room

• *Catered by Absolutely Famished* •

Dinner served at 6:00 pm



M E N U

Caesar salad with homemade dressing

Roast turkey breast with gravy and fresh cranberry sauce

Salmon with a maple cranberry glaze

Roasted and steamed vegetable medley

Roasted garlic mashed potatoes with fresh herbs

Savory stuffing

Pasta with roasted vegetable and pesto

Vegetarian sweet potato and squash pie in filo

Festive dessert platter

\$25.00 per person

Wine bar (not included) by donation: \$3

• no outside liquor permitted at this event •

Tickets available at the office starting Nov. 20th



Time to Book Your Spot for our December 13th Event!



Please reserve your spot/s for our December 13th Paint Night by December 11th. Email: 2brushesandcocktails@gmail.com
And get yourself ready to get down and dirty for evening of relaxing fun and laughter with neighbours and friends.

Cost: \$25.00

Ticket payment is done on December 13th in the rec room at 7:00-7:30 or via e-transfer to : 2brushesandcocktails@gmail.com

We will start painting at 7:30-9:30 pm

A special addition: the artists of the night will vote for the best painting. The winner gets a free paint night. Wine will be available for \$3.00 a glass through our social committee.

Our next project Charcoal Nude
All Materials Included



Note from Martha:
I apologize for the lateness of this newsletter. I have a new computer and am trying to get used to a new Windows 10 from Windows XP and it hasn't been a walk in the park.

**Merry Christmas from the
Newsletter Editorial Committee**



Martha McGrath
Timothy Oakes

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