



HOMewood

Community Newsletter

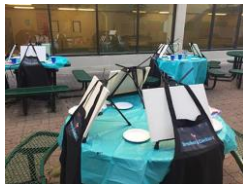
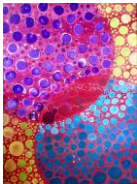
July, 2018



July 1, 2018

**Brushes & Cocktails
will be back
by popular demand in
September**

Abstract Webs



The Abstract Web's caught the attention of those in the groove of using sponges instead of brushes. It was a bit of a challenge until you got the hang of

it then it became a meditative exercise. The weather was so good for June 20th that we moved our "studio" outdoors with the birds as our background music. I am pleased to announce that Brushes & Cocktails is now a registered business offering paint events to condos all around the GTA. Homewood has been a great opportunity to make this dream a reality. Thanks for letting me test some new ideas with everyone who attended to make all this great for any and every one.

It is wonderful to know that along with having fun we are building a community around neighbours, creativity and inspirations. The new project round up will be in August's newsletter so look out for it.



Thank you all for a great year.

you and your friends are invited to...

THE 40 HOMEWOOD
BBO
ANNUAL SUMMER

SATURDAY, AUGUST 18th
5pm to 9pm

Dinner served from 6:00 TO 7:30
in the Recreation Room and on the Patio

Tickets: \$15.00

Available in the office from August 1st to 15th

Catered by **absolutely
famished!**

SALADS & SIDES

Caesar salad with
homemade dressing

Pasta Salad
with vegetables

Tomato platter
with pesto

Broccoli slaw

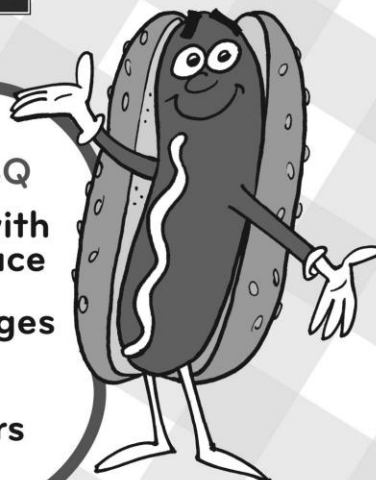
FROM THE BBQ

BBQ Chicken with
house BBQ sauce

Debrizini sausages

Burgers

Veggie Burgers



Wine available by donation

• sorry, no outside liquor permitted at this event •

A.G.M. Review

Thanks to all who filled out a proxy or attended the AGM held on June 26th. We had a quorum and proceeded with a review of our 2017 financials with our auditor.

We ended the year with a surplus of \$122, 000 and the auditor confirmed we have a good reserve account level for the things we are planning to you. He warned us to complete our new Reserve Study by October 15th. The Board is in the process of this with our selected Reserve Study engineering firm and will finalize this in time.

We also elected Manal Siddiqui and Martha MacLachlan for two year terms as Board members. Congrats to Manal and Martha.

We opened the floor to questions from the floor and we had about 25 questions raised from the floor. Some were some suggestions for improvements and the Board will take these into consideration at our upcoming meetings over the remainder of this year.

After the meeting, the Board members met to assign roles and we report the following:

- President – Brian Brenie
 - Vice-President – Timothy Oakes
 - Treasurer – Elvis Lalaj
 - Secretary – Martha MacLachlan
 - Director responsible for communications – Timothy Oakes
 - Director- Manal Siddiqui
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The Board wishes to thank management and staff for the management of our home over the past year

Air Conditioner Shelves

Last month we advised that if you have new windows installed you are required to have a metal shelf under the air conditioner.

This protects the window gliders as the weight of an air conditioner will damage them.

Please, before installing an air conditioner in your new window, contact the office to get your free shelf. They are easy to install and will protect our investment.

Presently, there are a number of air conditioners visible from the street that are not using these shelves at the moment.



Newsletter Committee

Is there anyone out there who would like to join the Newsletter

Committee? We need some more people on the committee and of course, people are encouraged to submit articles at any time.

IN MEMORIAM



Martin Banfether

Long-time 40 Homewood resident Martin Banfether, died on June 9 at age 82.

He was born and grew up in England, served a couple of years in Paris with NATO and came to Canada in the mid 1960s, arriving in Toronto in 1967 after brief stints in Montreal. He moved into 40 Homewood in 1976.

He had a career of 25 years with British Airways arranging reservations. He retired at 55 and enjoyed the leisure years with a bit of travel, reading, cooking, shopping, listening to music and socializing with close friends.

Friends and family knew him as modest, witty, gentlemanly and kind.

Martin was diagnosed with lung cancer in 2016; various treatments were tried but with only limited success.

I and others will miss him.

Charles Marker



Bikes

by Charles Marker

I have three bicycles no longer needed. One is my friend Martin's and two are mine. Martin's is a Schwinn-Type, not that much wear. My older one is a "hybrid" from 1992 and well kept and in good shape. My newer one is a two-year-old "European step-through" (girl's bike to some) and has some damage from an accident. All three probably have flat tires from hanging around.

If anyone would like to buy one or more, let me know: charlesmarker42@gmail.com.

Alternatively, I'd thought about donating them to Bike Sauce (yes, Sauce, not Source). It's a volunteer outfit at Gerrard and Broadview. They teach people how to repair bikes, but they have no way of picking up bikes for donation. I thought if there were enough people, we could jointly rent a truck. So if you have interest in this idea and/or bikes to donate, let me know on that: charlesmarker42@gmail.com

<http://bikesauce.org>



Request from the Board of Directors

The Board appreciates hearing from owners and residents about things that can help make living at 40 Homewood better for everyone.

Frequently we hear from residents with complaints about specifics that need attention in their individual units only.

Although these are appreciated, we do want to advise that the Board does not act as a manager of the property. We have one meeting monthly with the Manager and don't want to act as a day-to-day supervisor of their management role here.

We would like to request residents direct specific requests for repairs or improvements needed in individual units to the Management office ONLY.

If action is not taken by staff or management after a reasonable time or if management has not replied with a plan of action then please let us know about the delay so we can inquire about the delay.

Copying the Board on the initial communication is not needed as there is nothing the board will do except reply thanking you for letting us know about the situation.

If, however, the situation you are addressing would impact other owners or you'd like to praise the actions of staff or management, by all means, send these to the Board.

We are advising this to help lessen the volume of work the Board spends each day replying to correspondence that should be directed to management alone.

Thank you for your cooperation in this matter.

Cable TV Update : How renovations affect your neighbours

When private renovations are made in some units the renovations have involved relocating the original location of the wall connection for cable TV for the resident. In most cases this goes fine provided the renovator uses the correct cable wire grade and connectors. In a few cases the contractors used a wire called RG 59 which is inferior and will not allow some HD channels to be received by not only the unit owner who has done renovations but also all other residents above or below that unit since all our cables are connected in a serial fashion. The proper cable to use is RG6 not RG59.

If you are planning renovations affecting the cable boxes in your unit please check with Stubbs Cable to ensure you are doing it properly because your neighbours will thank you.

Be aware that renovations done with inferior wiring or connectors costs us all frustration along with time, money and materials to investigate all units in a line of units as well as materials to fix the problem. These repairs will be charged back to the unit owner whether the renovation was done by the current or previous owner of the unit.

Short-Term Rentals

By Brian Brenie

There seems to be some confusion about the leasing of units by owners and especially short term rentals like Air BnB.

Recently, a few units in our building showed up on websites like AirBnB and Kijiji offering short-term rentals. There are a number of key lock boxes on the fence of the property to our south which could be for realtors or short-term renters like Air BnB.

Our rules specifically state the following:
4.10 All initial leases between an Owner and a tenant shall be for a period of twelve (12) months or more. What this means from a legal perspective is that rentals for a term of less than twelve (12) months are NOT permitted. The Condominium Act will be changing and we are confident that the leasing of units will be addressed in these changes.

We would also like to remind owners who currently lease their units or are considering leasing, that a proper lease must be signed by the Lessee and a copy of the lease provided to the office.

On a lighter note, guests are always permitted and there is no restriction on the amount of time a household guest can stay.

Bear in mind that guests and roommates do not have the right to go to the office and request things like laundry cards, resident parking permits, bicycle spots, or fobs. These must be

purchased, if required, by the unit owner, and the rules regarding the number of fobs per unit remain in place. While these rules and regulations may seem at first glance to be restrictive, they are in place to assure the peaceful and secure enjoyment of the building and its amenities by all residents.

Copies of the Rules and By-laws are available from the office, in the library, or at www.40homewood.org

As a resident, if you see something suspicious like different people with suitcases entering a unit regularly this owner may be using their unit for short term rentals and the office should be notified to investigate.

To owners of units using them for short term rentals like Air BnB, be advised if a short term renter (non-resident) tries to gain access to the unit or finds any difficulty entering the building or calls security for assistance they will be asked to leave the premises because they will be deemed a trespasser. They will then have to find accommodation in some other place.



NOT ONLY AM I
PERFECT
I'M
CANADIAN
TOO!



Good Eats, Cheap Eats, Sweet Spots"

by Cammy Lee-Bostwick

Happy Canada Day Everyone!!!

Continuing the theme of summer time dining is the old BBQ standby: burgers.

Now, now, before you might get a bit "judgy" about my resto of choice this month recall the name of this column: good — cheap — and sweet. In keeping with that, as well as staying local, I had a hankering for a fish burger...that is, a cod burger...so where else?

A & W

Yes, that's right. We do fast food this month folks. But hear me out. First off, I like their antibiotic-free angle on meat, plus I'm a sucker for anything in an ice cold frosty mug...

When I discovered A & W does a cod burger (\$5.99) I had to give it a try, and so should you. Here's why: when we ordered it, we were told that it would take 5 minutes — which for "fast food" isn't so fast. It comes on a soft bun with two breaded cod fillets (see pic). The fish sits on a light mayo-tartar base and is topped with coleslaw. To me, it is the freshness of the red/green cabbage and the fluffy cod that really make this arguably the best fish burger I've had. That's right — it is that good. And at just under \$6, it is certainly the most

bang for your buck. The breading is light so it isn't hard or overly crispy but tender and tastes like real cod. Because it isn't huge, if you add a side of onion rings for around \$5, it can make for a meal for sure. In their ads on TV, A & W tries to set itself apart from the other fast food chains so I had high hopes about their cod burger; I am thrilled to report it has lived up to expectations. However, since it is advertised as a limited time offering, go soon. I've already had it twice and it is consistently tasty.

In a recent issue of the Toronto Star, food critic Amy Pataki reviewed A & W's "Beyond Burger" (vegetable protein) and said its juices ran pink...like a beef patty. She added that it tastes like the real thing. It rolls out nation-wide July 9th...so stay tuned for that folks...as we continue with a long hot summer...and burgers!



Newsletter Editorial Committee

Martha McGrath

Timothy Oakes

newsletter40homewood@gmail.com
