



HOMewood

Community Newsletter

December, 2018



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"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 NYTTESAR"
"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

Television Station Update

Channel 13 is an off-air channel and was supposed to be CW.

CW cannot be accessed by our rooftop antenna so we opted to replace it with a nostalgia channel from NBC /WGRZ Antenna TV.

The programming can be found at the following link:

<https://www.wgrz.com/tv-listings>

Our channel 59 (TV Guide channel) shows these programs for your convenience.

We hope you enjoy watching some of these old programs from the 60-80's.

Closed Captioning TV Update

Stubbs and Shaw have updated firmware in the receivers we have on our rooftop to enable closed captioning to be seen on all TV stations. You will need to set the close captioning on your TV sets if you wish this display feature.



Flatten Boxes

When placing cardboard boxes in the blue recycling bin, please flatten them. It makes more room in the blue bins. They get quite full sometimes, especially on weekends.



Left Behind Laundry Room Clothes

From time to time we may forget to pick up our laundry. After a few days of it sitting on the folding table building staff bag it and store it in a room near the laundry room. If you feel you've forgotten a load of laundry over the past few months check with the office and they'll let you look at what we have stored.

All leftover clothes not picked up by the end of December will be donated into the Oasis clothing bin in the back yard.



Pool Maintenance

One of the pipes leading to the water jet for the pool is broken and need repairing.

To complete this we may have to reduce the water level below the jet. We apologize for this inconvenience.

Watch for notices of when this work will be done although you will still be able to swim.



Holiday Hours for the Management Office

For the holiday period, the Management Office will be closed from Friday, December 21st, 5:00 PM until Thursday, December 27th at 9:00 AM.

The office will also close from Friday December 28th at 5:00PM until Wednesday January 2, 2019 at 9:00AM.

Contact Security to pick up parcels or any emergency situations during the holiday closure.

Introducing a New Site Administrator

Meagan Newstead has accepted a position at another Crossbridge site as a Site Administrator and we are pleased to announce that Eran Feldman will be our new Site Administrator as of December 3rd. Eran has been here on site since mid-November and Meagan will be back on site for another week to continue training Eran in a few weeks' time.

Additionally, for this training purpose the office may need to occasionally close down for a few daytime hours to focus on this training.

We will do our best to keep these closures to a minimum.

2019 Common Element Fee Increase

On November 28th there was an information session where the Board shared plans for 2019 and a 1% Common Element Fee increase for 2019.

The 2019 budget, common element fee changes, the Reserve Plan schedule as well as the Agreement to Receive Notices Electronically has been mailed to every owner and this should arrive in the next few days. The Board wishes to announce the following:

1. We are adding daytime security early in 2019 therefore we will have around the clock security every day
 2. All current laundry fees and parking fees remain unchanged for 2019
 3. We are looking to renovate the gym change rooms in 2019
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**December 2nd – 10th 24,
2018**

worldAIDSday

December 1, 2018

Laundry Room update



We are looking into the possibility of buying a large washer for the convenience of

washing large items. We will advise as this plan develops.

There will be a premium price for using this machine.

Additionally we've been asked to look into using our personal debit cards to load up the Harco laundry cards. Harco's systems do not presently allow for a free standing machine to load the laundry cards with our debit or credit cards.

We are however going to install a payment option on 4 washers and 4 dryers. This option will allow you to load a payment app on your phone that is tied to your debit card. You will still be able to load funds onto your laundry card using cash machine in the laundry room as well as load up the cards in the office using cash or debit.



These reindeer look like they have had too much eggnog.



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.



Sharing is Caring – Coming Soon!

The Green Committee is excited to announce that we'll be setting up a **Share Table** in early 2019. We're currently working with the Board and management to figure out the logistics.

What is a share table?

A share table is a designated place for residents to leave *gently used items* for others to take. Everything on the table is **free**.

What kinds of things go on a Share Table?

We're still finalizing the list of acceptable items, but in general the Share Table will be for the following:

- Small appliances and electronics, in working order
- Kitchen items (e.g., glassware, plates, mugs, silverware, utensils, pots, etc.)
- Household decorations (aka knick knacks, figurines, tchotchkes, trinkets, lamps, etc.)
- Toys and games

Stay tuned for more details in next month's newsletter.

At the moment, we're looking for a table and shelves to use for the Share Table area. Since we're Green, we thought we would see if someone in the building might have a table or shelves in good condition to donate. The table should be approximately 72" x 30". The shelves (e.g., book case) should be approximately 30" (w) x 72" (h) x 20" (d).

If you have anything, please email or call us so we can take a look and see if it's a good fit.

40hgreencommittee@gmail.com or 416-821-3563



CHOCOLATE HAZELNUT TORTE FOR BETTY

by Esther Podoliak

You invited us bunch
to your place for lunch
and I've made a cake, you said.

*Extra work, I thought,
but you said not:
So easy to make,
'twas "a piece of cake". 1.*

One bite and I drooled,
my taste buds awake.
*Scrumptious, I said,
"It takes the cake." 2.*

*This cake, this cake ...
so easy to eat,
but not to make.*

Whipped cream and raspberries
along the top.
I formed an addiction ---
I couldn't stop.

My stomach filled out
(alas, not my face).
I had to follow:
My mouth won the race.

1. means: Easy to do
2. means: It deserves an award as the best
(or the worst).



Good Eats, Cheap Eats, Sweet Spots"

by Cammy Lee-Bostwick

Happy Holidays 40 Homewood!

With the festive mood in the air, what better place to eat than home? And in the season of entertaining, you might find yourself straddled with a lot of leftovers.

So it is in this spirit — a sort of *Chopped* kitchen situation — of trying to make something out of nothing that this month's review emerges. Ahem... here goes:

I finish out the year with something I threw together recently with leftover pasta - if it's a long noodle then use cooking shears to cut to bite size which was what I originally did. Pictured is orzo (because it was *that* good that I had to make it again!). Here's what you'll need:

2 cups of cooked pasta
1/2 a pepper - any colour but yellow or orange add a nice colour
1/3 cup of chopped red onion (or to your liking)
1/2 chopped scallion
Can of tuna packed in water
1/4 cup of mayo
Juice of half a lemon
Handful of chopped parsley fresh
Salt and pepper to taste

Loosen the cooked pasta first so ingredients are evenly distributed throughout. And then add the rest in any order. This is one of those recipes

where every ingredient is essential because you will notice it. Fresh parsley does not compare to the dried variety but if that is all you have it is better than nothing however, fresh herbs just add a brightness to any dish.

As I said, the first time I made it was with leftover spaghetti noodles and I cut them with cooking shears. Honestly, I prefer it with spaghetti because you don't usually see a mayo based pasta salad with a long noodle. No matter, the taste is the same. It is simple, easy to throw together, and soooo good...

Wishing you and yours a happy healthy holiday season!

And may we be grateful for 2018 as we look ahead with hope to 2019!



Save Ink- Save money ... by using Century Gothic font.

Because different fonts require different amounts of ink to print, you could be buying new printer cartridges less often by using Century Gothic, a font with a thinner print line. Some say it can use 30% less ink than Arial.

AirBnB

Despite our best efforts, there are residents in the building who continue to operate their suites as AirBnB rentals. The board and management have routinely informed residents that this practice is not allowed in our building. These kinds of rentals increase traffic and impose a burden on the rest of the condominium community, in addition to reducing the safety and security of all. However, as quickly as we shut down the ones we find, new ones take their place.

While the board and management do all they can to locate and shut down these operations, the best way for us to keep abreast of the problem is for residents to report to the board and/or management office when they suspect that a unit is likely operating as a short-term rental. Rest assured that information provided will be kept confidential.

There are many units in the building that are leased rentals and these present no problem, so long as a copy of a properly executed 12 month Standard Lease is provided to the office and the tenants are registered with the office. This is necessary for keeping up to date with things like fobs, laundry cards, parking and emergency contact information.



These guys look a bit more sober than the other ones

Contribute to the Newsletter

Residents are encouraged to submit things for the Newsletter: ideas, articles, reports, reviews, recipes, artwork, drawings, you name it!

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

Parcel Delivery



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

At this time of year there are many more parcels and it is sometimes difficult for residents to get to the Management Office. If you are expecting a parcel or your unit number or name is on the parcel list on Channel 58 and you think you won't make it on time, please let Eran know at yorkcondocorp75@gmail.com or 416-923-2268 and Eran will leave your parcel with the security guard.



Intercom System

Recently, Bell Fibe supplied each unit in the building with the necessary wiring to provided their premium television and internet service to those who wish to subscribe.

It has come to our attention that a few units have had the entry intercom system disabled to their unit in the process.

The only way to be sure if there is a problem is to test the intercom entry system at one of the four points of entry, the front door, the back door, the 1B visitor parking entrance, and the garage.

We are asking all of our residents to enlist the help of a family member or friend and to test the entry system to their unit. Please report any problems to the office and arrangements will be made to correct the problem.

Just as a reminder, the MESH entry system will first dial the regular phone outlet in your suite. If there is a telephone plugged in, it should ring when the proper code for your unit is entered. You do NOT need to have a land line for this to operate. Any telephone plugged in to the jack will work.

If there is no answer on the regular phone, the system will switch to cellular and place the call a second time if the visitor hits the ALT button at the bottom right of the screen. In each case, the door can be opened by answering the call and pressing the number six (6) on the telephone keypad.

We thank you in advance for your cooperation with this and apologize for the inconvenience.

The Finer Points of our Heating System

By 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 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**

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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



Winter Wonder Lights

Wednesday December 12th at 7:30-9:30 pm we are doing a very special paint event. Reserve your spot no later than Dec 10th. We are doing a winter landscape scene with mini lights incorporated into the canvas. Now if you are nervous or think you can't paint don't believe yourself. Our paint nights do not emphasize talent, our concentration is on Fun! Every level including the "never painted before" are more welcome to join in, every step you will be walked through and one on one attention eases the nerves. The wine helps too! Available through donation, \$3.00 a glass. You can't beat that! Invite your friends.

Your name doesn't have to be Picasso! Come paint.

Winter Wonder Lights

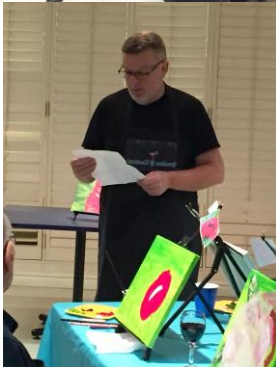


We will incorporate lights into our creations
Price is: \$35.00

The evening begins at 7:00 to pay in cash, 7:30 – 9:30 pm we are painting. Reserve your spot so you are sure to have all the materials waiting for you when you arrive. Payment can be made via e-transfer to: 2brushesandcocktails@gmail.com when you reserve.

The November Event, Poppies & Poetry was an incredible experience, many shared poems that was close to their hearts,

Donna read from her collection Still In Arms. Two soldiers moms knew the need to recognize those who serve. I really think the readings inspired our artists that night because the poppies, oh my what beautiful work. Congratulations Charles for winning the artist of the night prize. It was a really hard choice because everyone's work was so good.



For those of you who like things more private, Brushes & Cocktails does private parties, corporate team building events or for any occasion. It's sure to be a hit

with your guests. Everything is set up and ready to begin whenever you are. Contact us to get all the nitty gritty details to make a party - a happening. Check us out:

www.brushesandcocktails.ca

Looking for Greenies on the Go

We're always looking for new people to join the Green Committee. We have some exciting new projects planned for the new year and we can always use help. Even if you're unable to attend meetings, here are some other ways you can lend a hand:

- Research various green-related topics (e.g., how to dispose... or places to donate different kinds of items)
- Become a 3R Ambassador for the building and be a Reduce, Reuse, Recycle Expert for other residents
- Join us at our events and lobby displays to educate residents about our waste-free initiatives

Email us:

40hgreencommittee@gmail.com

Regine from France! I'm so sorry but your email address didn't save properly. We would love for you to join us on the Green Committee. Please email us so we can invite you to the next meeting.



40 Homewood Art Show

40 Homewood's second art show took place Saturday, November 17 from 11 am to 4 pm in the Recreation Room. Our recreation room was warm with ambience and energy; it was filled with art, music and people; it was simply beautiful.

We had 12 participants displaying and/or selling their artistic works. The caliber of their work was, to say the least, impressive. We had brilliant portraits and water scenes on display. We had an array of natural scenes, one painted in Paris, that generated a whole discussion on music. We had brilliantly coloured Mexican inspired paintings and Canadian winter infused paintings. A new resident was encouraged to show his photography and was rewarded with sales as were other artists. 40 Homewood has a resident quilter whose table quickly emptied of merchandise. Some of our resident artists who have been participating in the Brushes and Cocktails evenings showed some of their better pieces. Donna, our resident Brushes and Cocktails facilitator, had one of a kind ornaments displayed for sale on a little Christmas tree.

The social committee, commandeered by Donna, set up the recreation room on the Friday night, and saw all their efforts rewarded by the huge turnout of both artists and spectators on the Saturday.

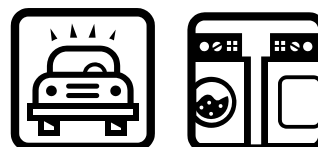
Art brought neighbours and friends together in the most delightful way. Thank you to the social committee members who helped set up and take

down and to Donna for encouraging the artists.

And most of all a big thank you to the wonderfully talented and creative people who live here at 40 Homewood, who spent a day with us sharing their art and their vision. In all sincerity, we are better for it.



Visitor Parking Passes Laundry Cards



As the office will be closed for a number of consecutive days, it is suggested that you get your Visitor Parking permits and Laundry Cards updated early in order to avoid a rush at the last minute. Also, remember to pick up any parcels or take care of any bills before the closure.



**MERRY CHRISTMAS
FROM THE NEWSLETTER
EDITORIAL COMMITTEE**

Martha McGrath
Timothy Oakes

newsletter40homewood@gmail.com
