



Club40 NEWS & VIEWS

SEPTEMBER 2019

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Buying and selling at 40 Homewood by Charles Marker

Price, location and amenities are the most important categories that may attract buyers.

Price includes consideration of the size, shape, and condition of the unit. In all the categories (large two-bedroom, small one-bedroom, etc.), our prices compare favourably with other condos, especially the newest. A top selling point here is the amount of space for the money. New buildings usually have smaller rooms in their floor plans.

Location is both about the neighbourhood and its conveniences: shops, transit, workplace, walkability. We score high. There used to be some question about neighbourhood safety, but usually now that only stops non-city people.

Location also includes place in the building. Some prefer a lower floor; higher floors have a bigger demand. Some prefer the east; the west side is more popular.

Amenities include parking (ample visitor parking, too), bike parking, the gym, pool, recreation room, and other features. The spacious green areas are an attraction, especially in the green and flowery summer.

Car parking on a rental basis is a plus (and optional), taking \$40,000 to \$50,000 off the price compared to buying a parking space. Cars are less necessary here due to the handy location.

The reputation of the management of the building is good, including the upkeep and also the budget with the very healthy reserve fund.

No in-suite laundry is a "no-no" for some buyers. For some, the lack of central air conditioning is an important draw-back.

While the city average of investor-owned condos is 30%, our proportion has been steady at 24%. Many of our rented units are owned by people who also live in the building.

High rental occupancy

can be a drawback due to the heavier wear and tear from more turnovers.

Other pluses: reasonable maintenance fees which cover a lot of costs; salt water in the pool; solid concrete walls make for quietness compared to modern drywall; and sensible floor plans with little wasted space.

For this article, I interviewed Gord Mason and Brian Mayer, real estate agents who are residents of 40 Homewood.

“A top point here is the amount of space for the money”

Mark Your Calendars!

Recreation Room Renovation Plan

Wednesday, September 4th at 7:00 pm. Come and hear a design option for the Recreation Room.



Important dates in September

According to the Georgian calendar, September is the ninth month. But, on the Roman calendar, it was the seventh month. September has had 29 days, and 31 days, but since the time of the emperor Augustus, it has had only 30 days.

September 2nd
Labour Day

September 3rd
Back to School!

September 11th
Eighteenth anniversary of the 9/11 attacks on the World Trade Center in New York

September 22nd
Autumn Equinox



Questions & Answers

• TO AND FROM •

the Board & Management

prepared by Brian Brenie

Q: I see we have some new plants in the rear garden, can you advise what they are for?

A: The Green Committee and a few volunteers planted some foliage in the back to help pollinators do their work in our neighbourhood. Pollinators are butterflies and bees that help pollinate other plants to make the earth a little greener and environmentally friendly. These plants are against the wall to the sun deck (south and west side) and we ask that dog owners keep their dogs away from this area to allow the plantings to mature undisturbed. At the same time, the Green Committee hung a bee hotel on the metal stair enclosure at the south west corner of our property where the stairs from the garage are located. This is to allow bees to live nearby the pollinator plants so their daily commute to work is not excessive. These are solitary bees (not a hive) and should not disturb the enjoyment of our back garden.

Q: I think one of the neighbouring units on my floor is being used as a short-term rental property. I see different people entering with luggage every week. What should I do?

A: Thanks for your question. In order to maintain safety in our building we restrict short-term rentals. If you see some suspicious activity around neighbouring units and you suspect they may be used like a hotel suite, please advise the office and your observation will be followed up by management. We have also instructed management to put a small sign on the front door intercom indicating that Airbnb is prohibited in our building. We hope this also acts as a deterrent. If management finds a short-term situation is occurring they will contact the unit owner directly.

Q: Can I install a range hood in my kitchen that vents out to my balcony?

A: The short answer is no and I'll try to explain why. The first reason this would not be permitted is that the air circulation in the building is a highly sensitive matter (see last month's Q&A) and introducing a fan that exhausts to the outside can upset the delicate balance needed to clear the air from each unit as well as bring fresh air into the hallways. The second reason the Board would not permit this is because this could only be done by breaking through a common element wall in your unit to, presumably, your balcony. Breaking through a common element wall for any reason would require you to seek Board approval and sign a section 98 agreement to maintain that installation in future. Thirdly, the smells from your range hood exhaust would be a disturbance to your neighbours.

Q: At the AGM in June, a suggestion was made that access to the cameras in the laundry room could assist in deciding when to do your laundry. What has been done to address this?

A: Our security camera contractor was recently here and they added a third page of four cameras that we can now see on channel 58. They added two laundry room cameras (a third is to be added soon) and we also added the back hallway camera as well. With this addition we hope it will make it easier for you on laundry day. You can also keep an eye on your laundry when you are at home. We also ask all residents to respect the needs of others by being in the laundry room before the end of your wash or dry cycle to allow other people access to the washers and dryers when your laundry cycle has concluded. Setting reminders on your phone is a good way to keep track of time when you are away from the laundry room.

OFFICE REMINDERS

**Toronto Fire Department
inspection of units
on October 19th**

**Please do not
leave trash in
the garages and
make sure guests
don't either**



Q. I noticed someone depositing a black garbage bag in the blue bin. Should we let people know that garbage bags go in the brown bin even if they contain recyclables?

A: Thank you for mentioning this. The Green Committee has been working very hard to educate all of us on what goes into what container. All garbage bags (black, green, etc.) must be deposited in the garbage bin (brown bin). If you bring down recyclables in garbage bags please empty out the contents into the blue bin and drop your garbage bag in the brown bin, or keep it for re-use if it is still in good condition. We sometimes see caregivers, who care for housebound residents, unsure of where to drop the recycling in garbage bags. If you have a caregiver handling your garbage and recycling please instruct them about the proper handling of garbage and recycling.

Q: Where should I deposit my dog's waste bag?

A: Ideally these bags should go into the green bin in the recycling room. Please do not deposit these in the garbage bin near the front ramp or the garbage container with the grey lid that is sitting in the rear door hallway as they smell up these locations.

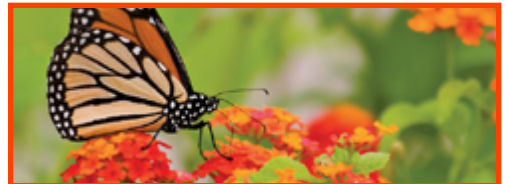
Q: Someone I did not recognize followed me into the building while security was on rounds. What should I have done?

A: When I approach the building and someone is waiting to be buzzed in, I often wait until they are buzzed in before entering the vestibule to avoid someone tailgating me into the building. You may wonder what harm these people can do. Well, we've seen trespassers break into cars in the garage or gain entry to other rooms causing damage. If you have someone follow you please note the time and their description and report it to security or management as soon as possible so they can view the video recording.

OFFICE REMINDERS

We can not have food packaging in the library, it causes odours

Please remember to clean up after your pets at the back of the building



The Pollinators

by Martha MacLachlan

Relegated to the back garden, just to let you know, there are ongoing horticulture opportunities in caring for our small but precious pollinator garden. Martha and Lisa showed up for a second time in early July and made space for the new plants purchased with the generous donations of money from 40 Homewood residents.

The following plants were purchased:

Bee Balm

Blue Lobelia

Butterfly Milkweed

Canada Anemone

Cone Flowers (Echinacea)

Honeysuckle vine

Hyssop

Swamp Milkweed

Most of the plants were purchased from Ontario Native Plants (www.on-plants.ca), a company that specializes in native, indigenous species. Thank you all for helping us to create this wonderful pollinator garden. We will care for this year's garden and continue to build on our efforts in the 2020 growing season.



Mary Daly Returns to the Auld Sod

by Martha MacLachlan

Rockchapel, County Cork, Ireland has called one of their own back to the old country; one we felt was our own - the incomparable Mary Daly, of the ninth floor, with a very long history here at 40 Homewood Avenue.

On hearing the news that Mary was on the eve of departure from 40 Homewood, Margaret Osmond sprung into action and organized a farewell party for Mary in the recreation room, held on Sunday, August 18. Volunteers contributed an array of food, a cake, champagne, sodas and wine. And with only short notice of the party, many of Mary's neighbours came to wish her well. Literally, guests aged from five years old to ninety-five attended the party. Her neighbours from her floor gathered around her and said their good-byes. John and Michael shared that Mary called on them with little problems, like resetting the television stations, and she always rewarded them with a bottle of wine for their efforts. George, who grew up at 40, and is now a good-looking young adult, showed up with a bottle of wine for Mary. He has known her all his life. Even young Maxim, who is fascinated with all his neighbours, came to see Mary off. It was a testament to how well liked Mary is by so many.

Mary once captured a cat that hung out around the No Frills on Sherbourne Street. She knew it wasn't sensible at her age but she wasn't about to let this young cat fend for itself on such a busy street. So Mary brought this cat home and called it Blackie. Anna, whose cat passed away a few years ago, was lonely without a cat, but knew it wasn't sensible at her age to take on another cat. Well, Blackie is now living with Anna here at Homewood. My question about Blackie's fate was answered with a most delightful solution.

It was difficult getting a question in edgewise with so many friends milling around Mary. I did manage to ask her what prompted her to make the decision to move back to Ireland. She said, "at my age, I think it is time to seek shelter. I have seen too many older friends at Homewood get muddled in their minds, and I have seen people trying to take advantage of them. I am going home to be close to family."

Mary's niece, Catherine, who was a wonderful presence at the party, and Mary's nephew, who couldn't make it, came to Canada to help Mary make arrangements for the move and to take her home on Wednesday, August 21. Mary told me she will be living with her sister-in-law in the family home she grew up in. Mary's older brother passed away at Christmas last year, at the age of 97. Mary is now 92.

Near the end of the gathering, with less people around the table, I managed to elicit some of Mary's history in Toronto. Mary came to Canada around 1962, just for a visit. In 1972, while working as a nurse in London, a friend suggested that she join her on another trip to Canada. The two of them ended up in Hamilton working at St. Joseph's Hospital. Mary then moved on to work at Sick Children's Hospital. Mary wasn't clear on the year she left the hospital to start working with the Basilian Fathers on St. Joseph Street, but she loved that job. A devout catholic, Mary was at home administering to 28 elderly priests who required some nursing care. Mary worked the night shift for several years. One night, a priest advised her to stay out of trouble when she arrived for work. Mary responded, "what kind of trouble could I get into with you useless basilians". We all laughed.

For all the years I have known Mary, I have always known her as a retired,

single woman. I asked her if she'd ever been in love. "Well when you're single people say you can't get anyone. Not true. I was a wimp. I had boyfriends. After all, it was the sixties in London. It's just if anyone got too close, I moved further away. As a matter of fact, as far away as Canada." And now, with age finally creeping up on Mary, she has taken flight again, back to the old sod. She will be missed.





Eating Ontario Grown Easy Roasted Broccoli

by Michael Csiki

Summer is ending soon, so enjoy the fresh Ontario green veggies while they are available.

- 2 cups of broccoli (approximately one head)
- 1 tablespoon olive oil
- Salt and pepper to taste

Step 1

Preheat oven to 400°F

Step 2

Cut broccoli florets from the stalk. Peel the stalk and slice into 1/4" slices. Mix florets and stem pieces with olive oil in a bowl and transfer to a baking sheet; season with salt and pepper.

Step 3

Roast in the preheated oven until broccoli is tender and lightly browned, about 18 minutes.

Recycle Right!

By The Green Committee

Ever wonder if you can recycle the plastic wrap covering your sandwich? Or the plastic bags your produce comes in? Can you put compostable plastic in the organics bin? These questions and more answered at the Green Committee's next event:

Recycle Right!

We use so many different types of plastic on a daily basis, it's hard to keep up with what goes where. Come join us on Thursday, September 19th from 5pm to 7pm to learn more about how to reduce the amount of plastic you use and how to dispose of it properly. Light snacks will be served.

When:

Thursday, September 19th,
from 5 to 7pm

Where:

Outside the front entrance, weather permitting, otherwise we'll be in the meeting room next to the lobby.

Letter to the Editor

Congratulations on the new newsletter...good layout and lots of information.

But I am wondering who wrote the blurb for our morning exercise classes..."for those who are sedentary"...wow! Milton describes our classes as 'gentle exercise with some modifications'. Believe me there is not a sedentary person in the class.

I am one of them and at 84 I swim 30 laps in our pool every morning, go to exercise class twice a week and work at a volunteer job two mornings a week. Sedentary? Hell, no!

Cheers,

Helen

Pronouns: She/Her/Hers

Public Apology from Martha MacLachlan

In reference to my article in the July issue regarding the morning exercise classes, my apologies to the exercise class participants for my ill-considered use of the word "sedentary". In my defence I will say I probably wrote the article on the fly to meet deadline. In a more reflective state of mind, I will say there is no defence for me. Wow was I wrong. I just got beat back by an empowered participant in the class. Guilty as charged, and sorry as hell.

Good Morning

Start your day with a
smile and positive
thoughts



good eats,^{cheap eats,} sweet spots

by Dr. Cammy Lee-Bostwick

About 1.5 hours northwest of Toronto, outside of Guelph, is Elora, Ontario. What draws us there every summer is swimming in the quarry (see below). At \$10 per person it is worth every penny. The clean water is refreshing; it's like swimming in a natural pool with stunning rock views. It's also known to be home to a few turtles which I usually manage to see. There are no concession stands so pack a picnic and revel in its rustic atmosphere.

Now the food; when you leave the quarry, turn left heading back into town and on Mill Street just before the traffic light at the main intersection is a plaza, where you will find this month's feature: Somethin' Fishee. This tiny take-out only establishment has the BEST fish and chips! We had the cod and chips (\$10.25) and an order of the "new" apple fritters. Every order comes with a side of house-made creamy coleslaw. Once our food was ready we sprayed it with malt vinegar and sat under

umbrellas on the patio. I have said it is the batter that makes this pub favourite stand out to me. And Somethin' Fishee is Somethin' Awesome! The cod was white, flaky, thick, and moist; the batter light and crunchy. Fries are made-to-order and deep-fried to perfect doneness. Also made-to-order are the fritters – one Granny Smith apple – sprinkled with cinnamon and a light dusting of confectioners sugar. These are a bargain at \$4! No food pics this month – I ate too quickly and the real star here is the Elora Quarry. If you do have the chance to even go for a day to peruse the cute shops or perhaps for a romantic stay at the Elora Mill Inn, that boasts spectacular views of the famous Gorge, it is well worth the trip!

I'd like to dedicate this month's review to my neighbour Mary Daly who brought me the paper every day for years. At 92 she's decided to return to her native Ireland. And she will be missed. I wish her the best.



[Photo by Donna Y here at home]





Maksim Singh Dobric

Before moving into 40 Homewood, Maksim was, in his own words, in his Mommy's belly. He has lived here ever since.

Swimming in the pool with his Dad –Tata – got him ready for a recent trip to Coco Beach in Florida, where he jumped “super big waves.” Mama was afraid of

them and preferred picking up shells but Maksim would just jump under the waves if they were too big and come up when they had passed by. You have to be careful when you walk on the beach because some of the shells are sharp and can cut you. Oh, and incidentally, he saw a rocket ship launched, which was amazing, with all the lights and the rocket ship going into space. There

were lots of fishing boats, and even speed boats and cargo boats and a cruise ship around, watching the launch too.

Otherwise this summer, Maksim has taken tennis lessons twice a week at Leaside, played soccer, and has taken up kick-boxing downstairs with Milton and his mother. He plays ping-pong at the community centre and still has energy to burn.

Soon, he'll be entering grade one at Church Street Public School. The best school activity is playing Bey-blades. A demonstration ensued. His new Rolex watch came from Shoppers.

Baka and Dida – grandma and grandpa – live down the hall, and his other grandparents are in Brampton. Maksim, who prefers to be called by his full name, has many friends here at 40 Homewood.

“He plays ping-pong at the community centre and still has energy to burn”



Jane Truemner

Born in Waterloo and having graduated in Fine Arts from the university there, Jane heard Toronto's call in the 1980s.

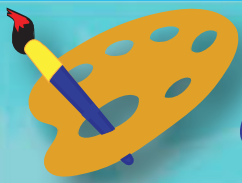
At the magazine TV Facts, she managed everything: writing, layout, and sales. Then she joined a one-man media agency buying ads across Canada. She managed sales reps, learning about her boss's real estate deals, kickbacks, and pot.

With her husband, she moved to Australia, first working with the welfare agency The Smith Family, where she began fund raising. Then it was to Greenpeace where she worked on all manner of events, eventually becoming a director, fund raising, and traveling to England and Ireland to organize.

After three years, she made her way back to Canada. She lived in Riverdale for ten years and had two boys. A stint at Oxfam introduced her to international development, “a fantastic job.” Then came the Toronto Zoo where fund raising turned corporate. But it was at Street Health at Dundas and Sherbourne, first as a volunteer, where her energies turned to a more enduring cause. Now for 16 years at Fred Victor, (head of Communications and Fund raising), she has been instrumental in building homes for the homeless.

Vivacious and energetic, she holds season tickets to the Raptors, and has a getaway in Collingwood. She has bought and sold seven properties in the neighbourhood here but her home at 40 Homewood is, happily, the permanent one.

“She has been instrumental in building homes for the homeless”



Brushes & Cocktails

by Donna Y

Wednesday, Sept 11th
"All Ashore!"
7:30 to 9:30 pm



That's right, summer is coming to an end but what a great way to bring in fall than an inspiring line-up of projects. There is a

change this fall; A new program called "Canvases for Kids" will be starting in September. If you have been coming to Brushes & Cocktails for the last 2 years, you may be overwhelmed with how many canvases have accumulated. As artists we do not need to love everything we create, so I have started a new program. Before every paint event there will be a bucket of gesso and some brushes available to gesso over unwanted paintings, while I'm setting up. Please feel free to cover your canvas and let them dry during our paint night. The gesso canvases will be donated to <http://artcitytoronto.ca> Art City, an afternoon art program on Sherbourne for under privileged children. This way you can feel much better about letting go of your ambivalent art creations. You know they will have

another life. I'm really proud of this new partnership. Bringing communities and people together creatively. That's the mission of Brushes & Cocktails.

If you have not tried our humble paint nights, don't be shy it's a great way to de-stress and relax. The step by step instructions makes these paintings easy to accomplish.

**Reserve your spot at:
reserve@brushesandcocktails.ca
and please put 40 homewood
in the message of the
e-transfer or let me know you
are coming and pay \$25 at the
door at 7:00 pm**

Wine is available for donation at \$4.00 / glass from the social committee to make the evening even more relaxing. *Your name doesn't have to be Picasso. Come Paint!*

The New Line-up

Wed., Oct 11th
"Feline Frantics"



Wed., Nov 11th
"Crescendo"



Wed., Dec 11th
"Winter Walk" special event
\$35. Lights to be incorp.

