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Club40 NEWS & VIEWS

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A New Start at 40 Homewood

THE RECREATION ROOM IS TIRED AND SHOWING HER AGE

by Donna Y

In two years it is 40 Homewood's birthday, and she is turning 50. Our recreation room has not been touched in appearance since the building was built. It is overdue for upgrades. So as of Monday, September 23rd, the recreation room will be closed for use.

Thanks to the 40 Homewood Board, along with our designers, Anthony and Russell, of Anthony Russell Ink.Com, the room will look like a new space. The colours that were chosen will be bold and elegant. If you missed it, on Wednesday September 4th the board held an information session to discuss the redesign with residents. They had furniture samples along with the flooring and pattern, the chair rails and base boards & more. There was a complete designer story board to help us visualize the changes that will be coming. Two days later a few of the residents

went on a tour of 77 Carlton's event space that Anthony and Russell finished three years ago.

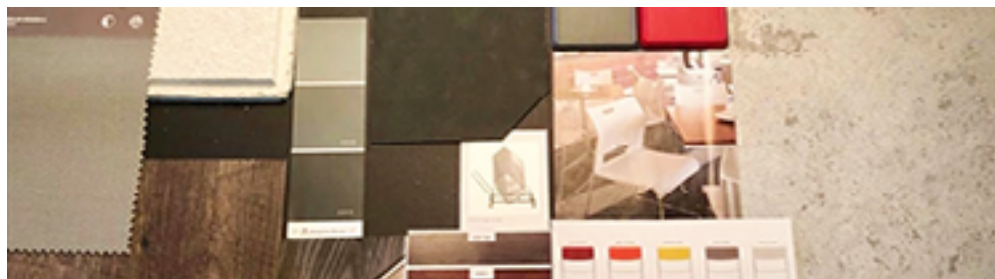
As one who attended the tour, I have to say, the space was stunning. It was calming & elegant. The kitchen was so crisp and clean with the stainless steel finish, just

“in two years
40
Homewood
will be
50”

imagine that, when you are planning a special dinner event. The artwork and lighting gave the room character and versatility. One could dim some of the lights and read a book in a relaxing space, or hold some of the best parties you could be proud of. This investment will increase

our property values by offering a very updated environment, and, in addition, providing residents with a recreation room they will be proud to book for personal occasions and parties.

For all the right reasons we are moving forward with the facelift. Stay tuned for the unveiling date.



A detail of Anthony & Russell's storyboard for the Party Room redesign

the Originals

Are you an original owner, who bought when the building was completed in '72? Are you still a resident? If so, the Newsletter team would like to do a series of short interviews for an upcoming front page story.

**Please email us at:
club40news@gmail.com**

**or give your name at the office
& how best to get in touch...**



Important
dates in
October

October, the tenth month in the Gregorian calendar, received its name from the Latin numeral 'octo' meaning 'eight', because in the original Roman calendar it was the eighth month. October begins (astrologically) with the sun in the sign of Libra and ends in the sign of Scorpio.

Wednesday, October 2nd
International Non-Violence Day / Gandhi Jayanti

Wednesday, October 9th
Yom Kippur

Monday, October 14th
Thanksgiving

Thursday, October 31st
Hallowe'en



Questions & Answers

• TO AND FROM •

the Board & Management

prepared by Brian Brenie

Q: A question was raised at the AGM about changing the balcony front walls to glass. Has anything been done to investigate this?

A: Management has had two companies come to inspect our building concerning this request. An initial quote for consideration by the board is a cost of approximately \$8,000-\$10,000 per balcony. The board will hold onto this for the time when we have our next reserve study. At this time we do not anticipate having \$4-\$5 million to afford this renovation in the near future.

Q: Can you tell us what reserve spending we are planning for 2019 and 2020?

A: In 2019 we expect to spend about \$600,000 on the following list of major repairs 1) Garage survey (completed) 2) Recreation room (in progress) 3) Asphalt driveway patching (to be scheduled) 4) Rooftop heat re-generator (in progress) 5) CO detectors in garage (to be scheduled) 6) Electrical Systems (no major work needed) 7) Plumbing (B3 tank room repairs in progress). For 2020 our reserve budget calls for approximately \$400,000 in repairs on these projects 1) Garage repairs 2) Pool windows 3) Change rooms 4) Plumbing repairs to the B3 tank room.

Q: Can you advise on the status of the Recreation room renovation?

A: We held an Information session with the designers we have engaged a few weeks ago. On Monday September 23rd we started demolition

and plan to be finished by mid-November (target completion November 15th). The renovation will include new floors, ceiling tiles, lighting, full kitchen renovation with new appliances and sinks, new furniture throughout the room including stacking chairs and tables, new window coverings for the windows plus paint and vinyl on the walls. The total cost of this is expected to reach about \$180,000 including plumbing and electrical work needed.

Q: Is internet service included in the condo fees we pay monthly?

A: Internet is not included in our condo fees. A number of companies can service us with internet access and residents are encouraged to contact them directly for hooking up to the internet. These companies should be contacted directly should you experience any service problem. The management office has nothing to do with internet service in our building.

Q: If I want to dispose of an old mattress. How should I get rid of it?

A: Our bulk bin situated in the rear of the building is the place to leave your old mattress. The bin is locked by security at 7 pm nightly so please deliver the mattress before that time and we ask you not to leave it outside the bulk storage space. Please ensure that you transport the old mattress through the hallways or in the elevator in a plastic bag which is available through our management and cleaning staff. For health reasons please do not haul un-bagged mattresses through the building.

OFFICE REMINDERS

October 9th there will be an inspection by the Toronto Fire Department. Some suites will be entered.

Have you flushed your drains with baking soda and vinegar?

Q: I just moved in and want to install a washer and dryer in my unit; why can't I?

A: When our building was built in 1972, the waste pipes in the walls were designed to carry kitchen and bathroom waste only and are not large enough to handle the sudden flush of a washing machine. Connecting a washer to our drains will cause serious backup in your neighbour's sinks (bathroom or kitchen). Additionally, washers not connected to our plumbing properly will cause crossover of hot and cold water in the pipes causing your neighbour's taps to work improperly. This is because water pressure for the hot and cold taps is not equal and improper washer hookup will cause this major problem. A number of units have complained of such crossover occurrences in our building lately and management and staff will be looking for the cause of these crossovers. Some crossovers may have happened due to plumbing renovations not properly done as well. Dryers cannot be hooked up in our units either because we do not have exhaust vents that the dryer can be connected to. If you want a vent you would need to seek permission from the Board and sign a section 98 agreement for this change to the common elements of the building. Dryers cannot vent into the waste stacks either.

Q: I was in the office the other day and a resident was very rude and verbally abusive to management.

A: Thank you for mentioning this. We are aware that living in a shared community like our building has its annoyances with things that can go wrong or not operate properly. Management, staff and board always try to address any issue brought to our attention and sometimes emergencies take priority but please give the staff some time to address any concerns you may have.

Screaming at or threatening staff or management serves nobody and we ask that all complaints made in the office be done with calm and respect. Verbal abuse of staff or management cannot be tolerated.

OFFICE REMINDERS

Have you signed up for BuildingLink yet? You can also download the app for your phone.

If you have a cleaner or contractor who will be working in the building for more than a week, please give them a key to your suite.

Q: I see the Toronto Fire Department (TFD) is doing an inspection on October 9th. Do have to do anything to prepare?

A: TFS will be inspecting the common areas including locker rooms, hallways, and electrical closets on each floor. They will also randomly select units to visit that day. They will be looking to ensure the spaces are safe and that there is ample room in your unit should a stretcher be required to be used in your unit in emergency situations. It is also required that all storage lockers with sprinkler heads in them have an 18 inch clearance below each sprinkler head.

Blackout Times for Parcel Pick-Up

After speaking to security and the office, the Newsletter Team thought it would be very helpful for all to know and follow:

NO PARCEL PICKUP DURING THESE TIMES:

**7:30 am to 8:30 am
3:30 pm to 4:30 pm
11:30 pm to 12:30 am**

You can pick up your parcels from the security desk all day except the blackout times, when security is doing shift change.

Everyone needs to have I.D. ready.

If you have a partner you are picking up for please have their I.D. with your I.D. or have each other authorized by security.



Make sure your unit number is on the delivery address or your parcel will be sent back.

Security does not know everyone in the building, although they do their best.

Deliveries left in hallways are a fire hazard and will be removed once seen in the hallway.

In this case why not leave a note on your neighbour's door letting them know you have their delivery before security removes them, or arrange the delivery with a neighbour to accept on your behalf.

Deliveries will be held for 15 days, unless security is notified.

After 15 days they will be returned to sender.

There is no room for larger deliveries like mattresses, furniture, perishables, etc.

Please make sure you arrange to be home for these deliveries



good eats,^{cheap eats,} sweet spots

by Dr. Cammy Lee-Bostwick

Happy October Everyone!

Fall is upon us and with cooler climes come comforting foods. This month I take you to a place I discovered that has the kind of food to warm you up through and through: Matha Roti, at 141 Harbord Street, a short Wellesley 94 bus ride away.

When it comes to comfort food, stews and curries are near the top of my list. We ordered the "Nuttu Korma Roti" (\$12.95), Chana Roti (\$10.50), and Samosa Chaat (\$6.95). For the Korma, I chose rice instead of roti. For an extra \$2 I added shrimp. It was plentiful and plump but there is not much in it besides some cubes of potato. Next time I plan to order the Vegetable Korma (\$12.95): it comes with green peas, cauliflower, broccoli, carrot, and potato. The korma over the basmati rice was so flavourful. Brent had his Chana in a roti and reported that it had the right amount of kick. With chickpeas, caramelized onion, and

tomato, this curry tastes like "Mom" made it. In fact, on the menu it boasts, "Made better by Mom's recipe". What was truly surprising were the samosas. There are two samosas per order and they come topped with chickpeas, red onion, tomato, yogurt, tamarind, and mint sauce. Once we got it home, the deep-fried crispy samosas became a bit soft due to the sauce but it created a play of textures: soft and crispy, as well as sweet and savoury. Samosas were filled with potato, peas, and onions. If you want more bang for your buck, instead of the roti, order with rice. And as many of you know, a curry is even better the next day!

The menu is not extensive. There are roughly four tables for dining in so it is largely a take-out place. There is a 10% discount on cash orders for students. We are definitely returning and trying more — perfect as we enter the cooler months.



Nuttu Korma Roti, Chana Roti and Samosa Chaat from Matha Roti on Harbord St.

A COMMENT ABOUT THE

Free Boutique

I'd like to thank whoever came up with the idea for the Free Boutique – I've managed to give a new home to some of my gently used items that I had grown tired of but were still in great condition, and I've even found a few items to bring home.

But over the last month it's become more of a dumping ground for items that should go into the garbage (broken CD cases, old used greeting cards, even family photos) and items that should go into the recycling bin (empty tissue boxes, old sauce jars, etc.) I would hate for this great idea to be taken away because some are not following the rules.

Thank you,

"A Concerned Neighbour"

HALLOWE'EN GOODIES



We have two volunteers who are willing to distribute candy to the children (and wannabe children!) in the lobby on Hallowee'en.

As in the past, any donations towards the Halloween celebration would be appreciated. Please bring them to the Management Office.



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 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 these are the basics of how the system operates, without getting too technical.

WHAT NOT TO DO:

Do not turn 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.

Do not open 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.

Do not use 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 cause 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.



Vanessa Tuttle

When she first saw snow, at 12 in Newfoundland, Vanessa thought the sky was coming apart and refused to go outside. And no wonder, for someone who had only lived in the Bahamas, Florida, Bermuda, and South Africa. Mom worked, opening new hotels.

At 16, she spent a year at Cornell but was too

“Eventually, her experience led her to public health, where she has worked for 17 years.”

young for the experience; a gap year followed in Newfoundland, then a special emphasis degree on the economic development of sub-Saharan Africa from Trent University, followed eventually by an M.A. from the School of Oriental and African Studies (UK, by correspondence) and a M.Ed.

in adult education. Tucked

into this time was a full year in Zimbabwe with the Economic Development Agency of Canada, and another year in Ibadan, Nigeria, in a medical clinic, funded by the U.N.

Back in Peterborough, she designed exhibitions and programs for the museum, and did the same for Mackenzie House in Toronto. Eventually, her experience led her to public health, where she has worked for 17 years. Self-described as a non-threatening presence, Vanessa works in the communicable diseases (72 diseases in all) control unit. She is the pivot between the nurses and the investigators, reaching out to refugees, sex-workers, and others, checking on their activities and compliance.

She came to 40 Homewood six years ago and has made many friends as Buckley’s “mom” on her frequent dog walks.



Natalie Wong and Eric St-Laurent

Natalie and Eric play a lot – sometimes together, sometimes with others, but sometimes all alone. They both knew as children that music was to be their future.

It was in a Hong Kong community program that Natalie first picked up the violin. Her family came to Canada in 1990, where she continued studying, going as far as taking composition courses at the University of Toronto.

Eric, on the other hand, was already playing guitar for a living in Montreal at 17, working with adults who would have been his professors, had he gone to McGill. Three years in New York City followed by ten years in a vibrant and affordable Berlin eventually led to a return to Canada and Toronto.

He missed the North American drive.

Although she is a member of the Niagara Symphony Orchestra, most of Natalie’s work is non-classical. Her discovery of jazz was a turning point, and she and Eric met playing a gig at 120 Diner on Church St. She sings and recently composed choral music for the Cantabile Singers.

Eric works with bands, as an accompanist, and does solo shows. Currently, he’s working with programmed electronic music, sometimes adding to the mix playing guitar, bass, drums, or keyboard.

Both agree that freelancing is not for the faint of heart although they both love the lifestyle. They appreciate the quietness that 40 Homewood’s construction provides.

“Freelancing is not for the faint of heart, although they both love the lifestyle.”

We will be painting in the library for the next two months while the rec room is being renovated. To celebrate the spooky month of Halloween we will greet this new month with a whimsical painting of a cat on a fence. September's first paint night of the new season was quite the hit. We were floating on the water with the little boat.

Our very own Gilles won a free paint night after our vote for best painting. Don't worry you have a chance to win too, as Gilles has won his wins and he is out of the vote for the next three. Feel free to invite some

Wednesday, Oct 9th
"Feline Frantics"
 7:30 to 9:30 pm



friends to paint night with you if you are nervous about starting alone. Give yourself a break in a great friendly environment.

Don't forget to cover your unwanted paintings at 7:00 while I'm setting up. The canvas can 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.

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 & pay \$25 at the door at 7:00 pm

For the next 2 months, you may bring your own beverages. Your name doesn't have to be Picasso...Come Paint!



MORNING EXERCISE CLASSES

Mondays, Wednesdays and Fridays at 10 am

BOOTY CAMP

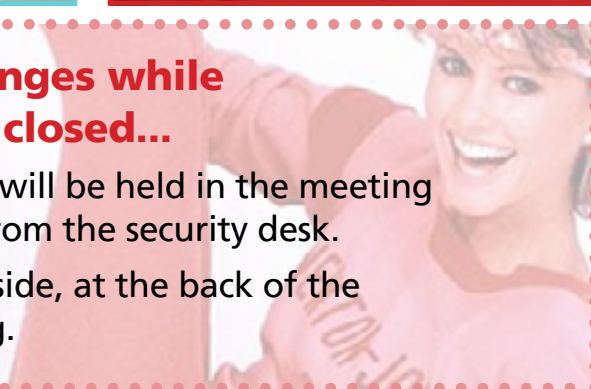
Monday and Wednesday evenings at 7 pm

NOTICE of Location Changes while the Recreation Room is closed...

- The morning exercise classes will be held in the meeting room at street level, across from the security desk.
- Booty Camp will be held outside, at the back of the building, weather permitting.

A NOTICE ABOUT THE SAUNAS

At 40 Homewood we have electric DRY saunas. Pouring water on the electric element and rocks damages the heating element. The men's sauna has a designated reservoir for applying water to create steam. Please read the rules posted outside of the men's sauna before adding the designated one litre only of water in the reservoir. Also please note that not all users want this steam. As a courtesy to other residents using the sauna at the same time as you, ask before adding water. If there is no consensus on using the water, save using the water for a time when you have the sauna to yourself. And again, remember not to put water on the rocks and element. It is up to all residents who use the sauna to stop this practice and to caution fellow users not to pour water on the rocks and electrical element.



The Cupboards Are Bare

by Martha MacLachlan

The 40 Homewood recreation room has been the heart and social centre of the community for almost 48 years. In this cavernous room we have gathered to hammer out budgets, vet board candidates, discuss building projects. In this cavernous room we have played hard and dined well. We have celebrated building anniversaries, birthdays, baptisms, celebrations of life, art for the soul, exercise for the core, painting for the spirit. This room has served us well. And as it aged, we partied on, dimming the lights and providing “kind” lighting to diminish the ravages of time.

Now the cupboards are bare, the rec room is a wreck and we couldn't be happier. The Social Committee got their marching orders to clear out all their supplies and to empty the kitchen by Thursday, September 19 and we complied with enthusiasm. Donna, Gilles, Joseph, Michael and Martha made decisions fast and furious on what to keep and what to toss. Anything too worn was going to look worse in the newly refreshed recreation room. Odds and sods dishes stashed in the cupboards by who knows who, and three old kettles, and two extremely large coffee urns – o.u.t. We kept the wine glasses. We kept the matching plates for use at smaller events, in keeping with our commitment to green initiatives.

A new home was found for 40 of the steel framed blue chairs. They will never wear out, regardless of how many times they were dragged in and out of the furniture storage space. Eugene and Peter wielded two of the fridges into their staff lunch room for safe keeping until the recreation refreshment work is completed. They will be returned to what we affectionately refer to as the wine cellar, where the committee stores, yes the wine, and the pop. One of the pianos was moved to a storage area, and a new home was found for the other piano. Our manager made arrangements to have the old stoves and one old fridge removed from the premises as well as the three big carpeted “stage” blocks.

We have left a sad, bleak room, waiting for its transformative refreshing. In anticipation, we await the opening of the doors in November to our splendid new recreation room.



“In this cavernous room we have played hard and dined well”

