
40 Homewood Community Newsletter

Volume 6 Number 9

September 1, 2009

The views expressed in this publication are those of the writers of the articles and not the Board of Directors.



September, 7th, 2009



September, 19th, 2009

Yom Kippur

September, 28th, 2009

Laundry Tokens

August 31st is the last date that you can convert your old laundry tokens to your laundry card.



August 22nd to
September, 20th, 2009



Movies with Don

This list is subject to change.
Posters will still be posted on the bulletin boards.

Thursday, September 3

All Of Me (1984)

Steve Martin, Lily Tomlin

Friday, September 11

Celebrating Don's 13th Year of Movie Nights

Directed by Busby Berkeley

Take Me Out To The Ball Game (1949)

Frank Sinatra, Gene Kelly, Esther Williams

Saturday, September 12

(Please note movie starts at 7:00 pm)

A Star Is Born (1954)

Judy Garland, James Mason

Thursday, September 17

Directed by Cecil B. DeMille

Cleopatra (1934)

Claudette Colbert

Friday, September 18

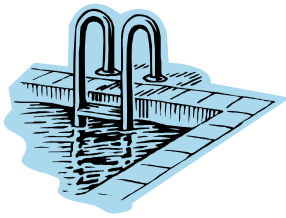
Directed by Cecil B. DeMille

The Crusades (1935)

Loretta Young

Friday, September 25

A Sangster Secret Movie



As of Friday,
August 28th,
the
swimming
pool will be
closed for

the whole month of September
for its annual cleaning.

The gym, shower areas and
saunas will remain open.



Yard Sale

Saturday, September 19, 2009
(Rain date – Sept. 26)
9:00 am till 1:00 pm

40 HOMEWOOD AVE.
(North Driveway)

Rent a table - \$2, or bring your own

Objets d'art, collectibles & other

Maintenance Fees

The Management Office has asked
me to remind owners that your
Maintenance Fees are due on the
1st of the month. Any payment
coming in after that date will be
considered as arrears.

You always have the option of pre-
authorized payments taken straight
from your bank account. Simply
give a blank cheque with the word
"void" written across it to the
Management Office.



Sylvia's Korner

Submitted by Sylvia Keshen

Personals from a Newspaper

Attractive woman, 35, college graduate, seeks
prince charming to get me out of my parents'
house
~~~~~

Couch potato in search of the right man – let's  
get together  
~~~~~

Divorced man seeks partner to attend
holidays, weddings, birthdays. Religion not
important
~~~~~

Divorced woman seeks a man who is divorced  
or who can get a divorce  
~~~~~

Worried about in-law meddling? Not to worry,
I'm an orphan! Write.
~~~~~

Female graduate student seeking gentleman –  
no weirdos, please.  
~~~~~

Male, 34, vary successful, smart, independent,
self-made – looking for a girl whose father will
hire me.
~~~~~

### Life's Clock

The clock of life is wound but once  
And no man has the power  
To tell just where  
The hands will stop  
At late or early hour

To lose one's wealth is sad indeed;  
To lose one's health is more  
To lose one's soul is such a loss as no man  
can restore.

The present only is our own  
Live, love, toil with a will  
Place no faith in "tomorrow"...for  
The clock may then be still.

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## 2009 Barbeque

By Wayne Beaton

A great time was had by the 84 attendees at the 40 Homewood summer BBQ. The weather wasn't perfect but it didn't dampen the fun everyone had mingling and enjoying the great food.

Prizes were given away including several gift certificates to neighbourhood restaurants, household products donated by Brookfield Management, fitness classes by Marcos, and a Hamilton Beach Panini Grill.

The BBQ netted \$267.00 for the recreation committee.

Photos of the BBQ can be seen on the 40 Homewood.ca website.

Special thanks to the numerous volunteers who helped make the day such a great success.

Neil Gilson  
Joseph Hagger  
Gilles Bouffard  
Martha MacLachlan  
Hugh McKellor  
Gus Kieley  
Mark Thompson  
Rob Beacroft  
Florence Rice  
Thomas Li  
Mary Davis  
Stephanie McQuaid  
Helen Knight  
Chris Lambert  
John Kell  
Marcos Carajol  
Bill Langer  
Don McNeill  
Charles Marker  
Jacqueline Hembry

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## Harmonization Tax

By James McCann, Asst. Treasurer

*As discussed at the meeting on Thursday, August 20<sup>th</sup>.*

Our Hydro Electricity bill consumes nearly 25% of our total budget. We spend \$600,000 per year or about \$100 per month per unit to heat and light the building. Each one of us can do a little bit to save costs. It is very necessary that all of us try to moderate our use of electricity as much as possible.

Everyone of us can do a little to save costs.

Do you have any ideas that might help?

The Green Committee is also carefully examining our usage and searching for ways that the building can cut back as much as possible.

If we can cut our use by even a few percentage points it will make a serious reduction in our power bill especially at peak usage hours 1:00/3:00 p.m. & 6:00/10:00 p.m.

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## Harmonization Tax Letter Writing Sessions

We invite you to attend a letter writing meeting on September 2<sup>nd</sup> or 10<sup>th</sup> at 7:00 pm in the B1 recreation room to write a letter to our provincial representatives to have your say about this new tax.

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## "Meet your Board of Directors" Meeting

There will be a "Meet Your Board of Directors and Officers" open meeting on the 15<sup>th</sup> of September at 7 pm in the B1 Recreation Room. Please bring your ideas, suggestions or questions you may have.

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# Important Information

## On HARMONIZED SALES TAX (HST)

Submitted by Brian Brenie - Treasurer

As explained at our August 20<sup>th</sup> meeting with owners, the Ontario Provincial Government proposes to implement HST as of July 1<sup>st</sup>, 2010. It is a tax paid by consumers on a range of items purchased and services obtained. Bringing in HST will increase costs for us as owners and renters. It is important that we educate and express our opinion about HST. At that meeting we shared with you that our condo costs will increase over \$150,000 annually due to HST. Major components of this increase are electricity, management fees, security and reserve fund spending on major repair items.

Below is a table presented that shows the estimated 2010 impact on condo fees from just the HST. A similar increase due to HST will follow in 2011.

| Unit size                                | Current Monthly Fee | 2010 Estimated Monthly Fee (annual cost) |
|------------------------------------------|---------------------|------------------------------------------|
| Small Bachelor (05,11,105,107)           | \$231.49            | \$240.75 (108)                           |
| Large Bachelor (08,10)                   | \$296.72            | \$308.59 (144)                           |
| Small Monette (09)                       | \$278.84            | \$290.00 (144)                           |
| Large Monette (07)                       | \$344.07            | \$357.83 (156)                           |
| Small One Bedroom (03,06,12,103,108,112) | \$347.22            | \$361.11 (168)                           |
| Medium One Bedroom (102)                 | \$407.20            | \$423.49 (192)                           |
| Large One Bedroom (04,14,15,104,10)      | \$449.29            | \$467.26 (216)                           |
| Small Two Bedroom (16,17,111)            | \$422.99            | \$439.91 (204)                           |
| Large Two Bedroom (01,02,101)            | \$519.66            | \$540.44 (252)                           |

We invite you to attend a letter writing meeting on September 2<sup>nd</sup> or 10<sup>th</sup> at 7:00 pm in the B1 recreation room to write a letter to our provincial representatives to have your say about this new tax.

We are also planning a meeting with our MPP, George Smitherman, and we hope to be able to publish a date for that soon. We look forward to your participation.



Are you interested in shaping the future of 40 Homewood?

Our new five year planning committee will play a

vital role in proposing, planning and coordinating projects for a positive and lasting impact on our home and our community. It will help the Board determine priorities for medium and long term and, working closely with the Board and other committees, the five year planning committee will help the board ensure the timely, efficient and cost effective implementation of new projects.

The committee is looking for volunteers who have ideas or suggestions to contribute. Or, if you have expertise in fields such as administration, customer service, project management, IT, web design or management, communications, facilities management, building systems, landscaping, finances engineering or human resources we'd love your input.

As the committee gets underway, you will be asked to participate in smaller work teams to address specific issues for one or two, one- hour meetings each month from September through November. From time to time you may also be asked to do some research on various issues and report back to your work team and the committee.

If you'd like to participate, or if you'd like more information please leave your name and contact information at the Office. We'd love to hear from you.

With thanks,  
Mark Thompson,  
Chair, Five Year Planning Committee.

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## President's Message

By Brian Fernandes

It's hard to believe but already we notice the days of summer are shorter as we look to September. The Board and its committees have been working on throughout the summer.

Our current Interim Property manager May Wong will be leaving us in the 1<sup>st</sup> week of September. Thank you, May, for your dedicated services to 40 Homewood over the last few months. We have a new Interim Property manager Jerry Lavine. Jerry has been with Brookfield for over 15 months and has over 30 years in property management experience. Please join me in welcoming Jerry as the new interim property for 40 Homewood.

Our Laundry Room renovations are now complete and all can enjoy a brand new laundry facility. Special thanks to May Wong, Interim Property Mgr. and all staff for getting this project done smoothly. Remember, when laundering your clothes to use HE designated detergents; check for "HE" on the label. And please remember, when you wash clothes in cold water it can save up to 90 percent of the energy used which in turn saves on costs. Enjoy your new laundry facility!

During the first five months of 2009, Operating Account financials exceeded revenues by some \$134,000; meaning we were running a year-to-date deficit of this amount. In the month of June there was some improvement with expenses less than revenues by about \$1,500. In July the saving continued and revenues exceeded expenses by \$16,000. The year-to-date Operating Account is currently showing a deficit of \$116,000. The higher than planned expenses were mainly due to Hydro costs, legal costs and costs of owner meetings which exceeded the budget. We are hopeful the current trend

continues and revenues exceed expenses, permitting us to reduce the deficit over the remainder of 2009. The Board will continue to examine all expenses and authorize and approve only those that are necessary.

The Green Committee has several projects underway and on September 15, there will be a refresher session held in the lobby from 4:30 pm to 7 pm reminding us all just what to recycle in the green and blue bins. The Green Committee is keeping a close watch on our green room. Watch out for weekly 'Green Tips' on the Recycling Notice Board, located near our mailroom slots on the main floor.

The Board received a 30 year reserve plan study done by Truman Services for 40 Homewood and is currently being reviewed. The Board will meet with Truman representatives on the 3<sup>rd</sup> of September 2009 to review all items in the study and then discuss it with the Finance committee, Five Year Planning Committee and the Green Committee.

You read in the August Newsletter about the provincial government's proposed Harmonized Sales Tax (HST), expected to be effective July 1, 2010. At 40 Homewood we held a general information meeting to address HST, presented by the Finance Committee and informing us of the impact of HST and expected increases in condominium fees. In order to inform our provincial politicians of the impact on our condo and make the position known of each owner and resident, there will be personal letter writing sessions held September 2 and 10 at 7 pm in the B1 Recreation Room. To inform and assist each owner and resident to write a personal letter of concern with the impact HST will have at 40 Homewood, members of the Board and Finance Committee will be available to help residents write letters to our local MPP, the Finance Minister, the Leader of the Opposition and the Opposition Finance critic. There has been organizing activity during the summer and I met with presidents of Boards of condos in

the vicinity who will join in the campaign and inform their own residents about the proposed impact of HST on condo operating expenses. We aim to have condos in the downtown Toronto vicinity meet at a town hall meeting with Minister George. Smitherman, our local MPP, to express the concerns of the wider community.

There will be a "Meet Your Board of Directors and Officers" open meeting on the 15<sup>th</sup> of September at 7 pm in the B1 Recreation Room. Please bring your ideas, suggestions or questions you may have.

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## Green Committee

An Energy Conservation Education display will take place in our lobby on Tuesday, September 15<sup>th</sup> from 4:30 pm to 7:00 pm. Members of the Green Committee will be on hand to try and answer any questions you may have and also any suggestions you may have on how to cut our energy costs.

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The Green Committee is planning on holding a Green Fair on Saturday, November 10th in our Recreation Room on IB level. We will be featuring speakers on a range of environmental issues as well as vendors of cleaning products who'll display and sell economical, more eco-friendly household items. More details to come soon.

Ongoing Activities



Bridge in the recreation room, Mondays and Wednesdays at 7:30 pm.



Movies with Don in the recreation room, Thursdays or Fridays at 7:30. Notices posted every week.

Energy saving tips for around your home

Submitted by Brian Fernandes

Taking steps to make your home more environmentally-friendly can help you keep costs down. "Being more energy-efficient at home is good for the planet, your pocketbook and often your actions are part of proper home maintenance that you'll continue to benefit from over the long term."

What can you do?

Turn off machines when you leave a room (examples include TV's, computers, radios, stereos, video games, VCR's, and DVD players).

When you go away on a trip, be sure to unplug these same machines because they have stand-by functions that consume electricity even when they are turned off.

Fill your dishwasher efficiently and limit the number of times you run it.

Don't put furniture and other things in front of heating and air conditioning vents.

Keep doors and windows closed when heat or air conditioning is on.

Turn off the water when you are brushing your teeth and take shorter showers. This will not only save water, but it will also save the electricity that it takes to pump and heat the water.

Use one large light bulb instead of a few small ones. One 100-watt light bulb uses less energy and gives off more light than two 60-watt bulbs. .

Use light bulbs that are low in wattage in areas of your house where you don't need bright light.

Before putting hot foods into the refrigerator, cool them to room temperature (unless the recipe tells you not to do this).

Cook several food dishes in the oven at the same time.

Keep the oven door closed until the food is done cooking.

Defrost food before you bake or microwave it. This uses 1/3 less energy than if you baked food that was still frozen.

Wash full loads of clothing instead of smaller ones. Use the coolest water possible for washing and rinsing the clothes.

Clean the lint filter of your dryer after every load.

Dry full loads of clothes.

Summer Tips

Keep your blinds, drapes or shades closed during the day.

Use ceiling fans or windows fans instead of air conditioning. Ceiling and window fans use much less electricity.

Only use air conditioning when it is really hot outside.]

Turn off your air conditioning if you will be gone from home for a long time.

Clean or replace your air conditioning filters every month (in both central and window air conditioners).

Winter Tips

On sunny winter days, open your curtains, drapes, and blinds to let the sunshine in to warm up your house.

Make sure windows and doors close well so they do not let any cold air in.

Make sure your windows are insulated . If air is leaking through the windows request Management office to have it caulked.

